



# CITY OF ELIZABETHTOWN

Joe Reverman, AICP  
Director  
Planning & Development  
Department

JEFFREY H. GREGORY, MAYOR

Elizabethtown Planning Commission

Regular Meeting Agenda

September 23, 2025

6:00 p.m.

Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – August 26, 2025
3. Approval of corrected Minutes – May 13, 2025 related to Text Amendments for Signs
4. Development Plan for Wawa  
Location: 2500 Ring Rd
5. Development Plan for the Outdoor Music Venue  
Location: 600 Commerce Dr
6. Public Hearing No. 2025-PC-19  
Uniform Application for Cellular Antenna Tower and Amended Development Plan for Goodman  
Location: 1110 Alex Dr
7. Director's Report
6. Commission Member Items
7. Adjournment

**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
AUGUST 26, 2025**

A meeting of the Elizabethtown Planning Commission was held on August 26, 2025 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

**Commission members present:**

Steve Rice, Chairperson  
Ken Dozer, Vice Chairperson  
Maurice Young  
Kyle Souleyrette  
Alicia Jenkins

**Staff members present:**

Joe Reverman, Planning Director  
Aaron Hawkins, Senior Planner  
Madeline Drake, City Planner  
Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES  
AUGUST 26, 2025**

**APPROVAL OF MINUTES**

**AUGUST 12, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion made by Commissioner Souleyrette, seconded by Young, the following resolution was adopted.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on August 12, 2025.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Young, Souleyrette, and Jenkins

**PLANNING COMMISSION MINUTES  
AUGUST 26, 2025**

**COMMERCIAL DESIGN GUIDELINE WAIVER FOR 1875 NORTH DIXIE AVENUE**

Request:	Commercial Design Guideline Waiver
Project Name:	Popeye's Louisiana Chicken
Location:	1875 North Dixie Avenue
Owner:	Ace Brands, LLC
Applicant:	Ace Brands, LLC

**Agency Testimony:**

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to repaint the entire restaurant structure and install new fixtures. The EIFS on one façade will also be replaced with Nichiha Fiber Cement in the style of vintage brick. Nichiha Fiber Cement is not permitted as a predominant building material. A waiver of Section 154.134(A)(2) – Materials and Colors, to allow fiber cement as the predominant material of both tower facades is being requested. Staff recommend approval of the waiver request with no conditions.

Commissioner Young asked if the trash enclosure will match the colors of the building. The applicant responded yes. Commissioner Souleyrette asked staff if they believe the use of this material will become more common. Ms. Drake responded it's likely due to it being more durable than EIFS. Commissioner Souleyrette also asked if staff have considered looking into and potentially amending the design guidelines due to the number of waivers being requested recently. Mr. Reverman stated staff are currently in the process of looking into updating some of the commercial design guidelines. Vice Chairperson Dozer asked if the material was similar to Hardie Plank. Ms. Drake responded yes.

**Those speaking in favor of the request:**

Aamir Ali, 11810 Interchange Drive, Louisville, KY 40229

**Summary of those speaking in favor:**

Aamir Ali stated the trash enclosure will match the parts of the building that are grey and black.

**Commercial Design Guideline Waiver**

On a motion by Commissioner Young, seconded by Souleyrette, the following resolution was adopted based on staff analysis and testimony heard today.

**Waiver of Section 154.134(A)(2) – Materials and Colors**

**WHEREAS**, the age of this building and its predation to the commercial design guidelines provide a special circumstance for this waiver request; and

**WHEREAS**, the proposed fiber cement will appear more similar to permitted predominant materials than the existing EIFS.

**PLANNING COMMISSION MINUTES**  
**AUGUST 26, 2025**

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guideline Waiver for Popeye's Louisiana Chicken, located at 1875 North Dixie Avenue, with the following waiver, and no conditions:

- Waiver of Section 154.134(A)(2) – Materials and Colors, to allow fiber cement as the predominant material of both tower facades.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Young, Souleyrette, and Jenkins

**PLANNING COMMISSION MINUTES  
AUGUST 26, 2025**

**PUBLIC HEARING NO. 2025-PC-17**

Request: Adoption of the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan  
Project Name: Envision Active Elizabethtown Bicycle and Pedestrian Master Plan  
Applicant: City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 7:10 p.m. Matt Hess administered the oath to all those who intended to testify.

**Agency Testimony:**

Aaron Hawkins presented the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan. Mr. Hawkins stated the Plan was commissioned by Greenspace and Greenspace has partnered with the City to help during the implementation phase. Mr. Hawkins briefly discussed parts of the plan including benefits, bike and pedestrian network project types, and how those project types were prioritized.

Commissioner Souleyrette asked about Robinbrooke Boulevard saying it already had striped bike lanes. Mr. Hawkins stated this plan suggests physical buffers for bike lanes and described different examples of what type of physical buffer could be used. Vice Chairperson Dozer asked if an email from Council Member Springsteen with questions and concerns regarding the Plan, be entered into the record. Mr. Reverman responded no, but that Mr. Hawkins could address some of the Council Member's concerns to the Commission. Mr. Hawkins addressed some of the Council Member's concerns regarding Pear Orchard Road NW, improvements along Ring Road and US 62 not being a higher priority, updates in the industrial park area, and North Black Branch Road.

**Questions from those in attendance:**

Robert Leonard, 2505 Chatworth Drive, Elizabethtown, KY 42701

**Summary of questions:**

Robert Leonard asked if new development that attracts more pedestrian traffic would impact the priority level of certain projects, mainly regarding pedestrian safety. Mr. Hawkins stated currently the city cannot require the owner of a vacant lot to construct a sidewalk. That process usually begins once a building permit is pulled for that lot to be developed.

**Those speaking on the request:**

No one spoke on this request.

**Commission Discussion:**

The Commission thanked staff for their time and effort into creating the plan and feel it's a great addition to the comprehensive plan.

**PLANNING COMMISSION MINUTES**  
**AUGUST 26, 2025**

**Hearing No. 2025-PC-17**

**Adoption of the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan as an amendment to the Comprehensive Plan**

On a motion by Vice Chairperson Dozer, seconded by Young, the following resolution was adopted.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan be **APPROVED** as an amendment to the Elizabethtown Comprehensive Plan.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Young, Souleyrette, and Jenkins

Chairperson Rice closed the hearing at 6:49 pm.

**PLANNING COMMISSION MINUTES**  
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**Commission Training:**

The Chairperson introduced the agenda item at 6:51 pm.

Matt Hess, Planning Commission Attorney discussed recent court cases to provide training for the Commission. 30 minutes of continuing education training will be credited for compliance with KRS 147A.027. The following cases were discussed.

City of Richmond v. Spangler Apartments.

Paris City Commission v. Vance

Justic v. Lexington-Fayette Urban County Government Council

The training concluded at 7:21 pm.

## PLANNING COMMISSION MINUTES

### AUGUST 26, 2025

#### Director's Report:

The Chairperson introduced the agenda item.

Director Joe Reverman discussed upcoming cases and the following Department and infrastructure projects.

#### Department Projects

- Historic Preservation District Expansion
- Pre-Approved Housing Plans
- Fee Schedule
- Downtown Master Plan
- Commercial Design Review Amendments – neon lighting
- Short Term Rental notifications to property owners

#### Infrastructure Projects

- Under Construction
  - Saint John Rd widening (State) – Expected completion in September 2025
  - South Mulberry roundabouts at US31 Bypass (State) – Expected completion in November 2025
  - Lane diet and bike lanes on South Mulberry from roundabouts to Brook St
  - Helm & Terry St (City) – Expected completion in October 2025
  - Commerce Dr around Outdoor Music Venue (City) – Completion in summer 2026
  - French St Sewer Upgrade (City) – Completion in September 2025
- Pre-Construction
  - KY 251 from Ring Rd to KY 434 (Battle Training Rd) (State) – November 2025 Letting
  - KY 251 & Ring Rd roundabout (State) – November 2025 Letting, August 2026 Completion
  - US 31W from Veterans to Knox Blvd (State) – In Design
  - South Ring Rd extension from Parkway to South Dixie (State) – Public notice later this year and working on property acquisition.
  - South Ring Rd extension from South Dixie to Lincoln Pkwy (State) – Concept Design.
  - North Mulberry St from Brooks St to Gregory St (State) – In Design, working on property acquisition.
  - Patriot Pkwy RCUT at N. Provident (State) – Completion in Spring 2026.
  - Patriot Pkwy RCUT at Hutcherson (State) – Completion in 2026.
  - US 62 from I-65 to Upper Colesburg Rd (State) – No start date
  - KY 1600 from Patriot Pkwy to KY 220 (State) – No start date
  - Commerce Dr from US 31W to Springfield Rd (State) – No start date
  - East Dixie from New Glendale to Lincoln Pkwy (City/State) – Design starting later this year.

Commissioner Souleyrette asked how many dwelling units have been approved but are not currently under construction. Mr. Reverman responded approximately 1000.

**PLANNING COMMISSION MINUTES  
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**Commission Member Items:**

The Chairperson introduced the agenda item. Commissioner Souleyrette asked for the status of the online permitting software. Mr. Reverman stated we anticipate going live in November.

**Adjournment:**

There being no further items to discuss, Commissioner Jenkins made a motion to adjourn with a second by Souleyrette. The Chairperson declared the meeting adjourned at 7:45 p.m.

Prepared by:

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Janet Rodgers, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

\_\_\_\_\_ day of \_\_\_\_\_, 2025

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Steve Rice, Chairperson  
Elizabethtown Planning Commission

## **CORRECTION TO MINUTES OF THE MAY 13, 2025 PLANNING COMMISSION MEETING**

The following correction to the minutes of the May 13, 2025 meeting for public hearing 2025-PC-10 is requested to be approved by the Planning Commission. In section 154.212, the minutes stated “Miles Street” when it should have stated “Saint John Road.” That is the only correction to the minutes.

### **Copy of May 13, 2025 minutes for public hearing No. 2025-PC-10 with requested correction**

#### **PUBLIC HEARING No. 2025-PC-10**

Request:	Zoning Text Amendment
Project Name:	Zoning Text Amendment related to signs
Applicant:	City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 8:02 p.m.

#### **Agency Testimony:**

Aaron Hawkins presented the proposed amendments, including allowing signs for multi-family residential uses to be illuminated, update off-premises sign regulations relating to the distance from residential properties and other off-premises signs, adding regulations to electronic message boards, and adding roadways as scenic parkways, which restrict off-premises signs.

#### **Those speaking in favor of the request:**

No one spoke in favor of the amendments.

#### **Those speaking in opposition to the request:**

No one spoke in opposition to the amendments.

#### **Deliberation:**

Councilperson Fulkerson asked about the restriction on the number of electronic message boards on a property. Mr. Hawkins clarified this it would be restricted to one per property.

Commissioner Souleyrette asked if the one minute rate of change for electronic message boards is typical. Mr. Hawkins stated that is common practice for cities to regulate the rate of change, but the rate may be different.

#### **Hearing No. 2025-PC-10**

#### **Zoning Text Amendments related to signs**

On a motion by Commissioner Souleyrette, seconded by Commissioner Young, the following resolution was adopted based on staff analysis and testimony heard today.

**WHEREAS**, the Elizabethtown Planning Commission (Commission) finds the proposed text amendment complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

**PLANNING COMMISSION MINUTES  
MAY 13, 2025**

**WHEREAS**, the Commission finds that allowing internally illuminated signs will help promote high quality and diverse housing options for all residents by supporting the adequate supply of multiple housing types that aligns with forecasted housing demand and household incomes in Elizabethtown; and

**WHEREAS**, the Commission finds that limiting the location of off-premises signs and the frequency of electronic messages of message boards and adding a portion of US 62 and US 31W to the scenic parkway designation will promote the public health, safety and welfare of the citizens of Elizabethtown by promoting appropriate land use and redevelopment with high quality design by improving the aesthetics of new development through design guidelines that reinforce the character of each sub area, by advancing connectivity in the city and region through multiple transportation types by providing aesthetic enhancements along Elizabethtown's major corridors, gateways, and downtown that reinforce the city's character, by continuing to grow tourism through the development of community assets, parks, trails and programs by implementing enhanced gateway treatments and a wayfinding system throughout the city, and by investing in downtown by continuing to develop it as a destination by maintaining the historic character of downtown and the adjacent properties to downtown.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the following zoning text amendments related to signs be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Dozer, Young, and Souleyrette

**NOT PRESENT:** Commissioner McCrary

Text amendments recommended for approval:

**§ 154.059 R-5 URBAN RESIDENTIAL MIXED (G) SIGNS**

(G) *Signs, R-5 Zone*. Additional information and standards for signs as well as specific requirements are found in §§ [154.205](#) through [154.217](#).

<b><i>R-5 Signs</i></b>							
<b><i>Use</i></b>	<b><i>Allowed Types</i></b>	<b><i>Maximum Number</i></b>	<b><i>Maximum Sign Area</i></b>	<b><i>Maximum Height</i></b>	<b><i>Location Requirements</i></b>	<b><i>Lighting Allowed</i></b>	<b><i>Additional Requirements</i></b>
<b><i>Single-Family Attached, two-family, Multifamily identification</i></b>	<b><i>Monument Pole</i></b>	<b><i>2/entrance</i></b>	<b><i>32 sq. ft.</i></b>	<b><i>10 ft.</i></b>	<b><i>To be approved by Engineering Department</i></b>	<del><b><i>External</i></b></del> <b><i>Yes</i></b>	<b><i>Walls and fences permitted as part of overall sign design; pole must contain multiple</i></b>

**PLANNING COMMISSION MINUTES  
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							<b>poles</b>
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**§ 154.060 R-6 HIGH DENSITY RESIDENTIAL (G) Signs**

(G) *Signs, R-6 Zone.* Additional information and standards for signs as well as specific requirements are found in §§ [154.205](#) through [154.217](#).

<b>R-6 Signs</b>							
<b>Use</b>	<b>Allowed Types</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Height</b>	<b>Location Requirements</b>	<b>Lighting Allowed</b>	<b>Additional Requirements</b>
<b>Single-Family Attached, two-family, Multifamily identification</b>	<b>Monument Pole</b>	<b>2/entrance</b>	<b>32 sq. ft.</b>	<b>10 ft.</b>	<b>To be approved by Engineering Department</b>	<del>External</del> <b>Yes</b>	<b>Walls and fences permitted as part of overall sign design; pole must contain multiple poles</b>

**§ 154.071 WCD-1, WCD-2 WOODLAND CORRIDOR DISTRICT (G) Signs**

(G) *Signs, WCD Zone.* Additional information and standards for signs as well as specific requirements are found in §§ [154.205](#) through [154.217](#).

<b>WCD Signs</b>							
<b>Use</b>	<b>Allowed Types</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Height</b>	<b>Location Requirements</b>	<b>Lighting Allowed</b>	<b>Additional Requirements</b>
Single-family Attached, Two-family, Multi-family Identification	Monument	2/entrance	32 sq. ft.	15 ft.	To be approved by Engineering Department	<del>External</del> <b>Yes</b>	Walls and fences permitted as part of overall sign design

**§ 154.212 SCENIC PARKWAY SIGNAGE.**

It is the intent of this regulation to implement the goals of the comprehensive plan through the recognition that certain entryways/roadways to the city are determined to be scenic in nature

**PLANNING COMMISSION MINUTES  
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and therefore should be protected from visual blight from excessive signage. To meet this community concern, no off-premises signs shall be permitted along a designated scenic parkway. Scenic parkways include Veterans Way, KY 3005 (Ring Road), KY 61 (Lincoln Parkway) and KY 361 (E2RC-Patriot Parkway), US 31W between Miles Street Saint John Road and New Glendale Road, and US 62 between Ring Road (near I-65 exit 94) and College Street Road.

**§ 154.207 GENERAL PROVISIONS.**

(N) All residential signs may be externally illuminated only-, except as expressly permitted within the zoning district regulations.

(Q) Additional provisions for message boards

(1) No more than one message board may be permitted on a property.

(2) Message boards may be electronic or manual copy change.

(3) Message boards must be accompanied by a permanent business identification sign if on a freestanding pole or monument sign.

(4) Electronic message boards shall not change at a rate faster than one minute.

**§ 154.217 SIGN TYPES.**

The following sign types are permitted by this chapter.

<b>Table 1: Other Sign Types</b>						
<b>Type</b>	<b>Allowed Types</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Location Requirements</b>	<b>Lighting Allowed</b>	<b>Additional Requirements</b>
Message Board	Wall	Wall: 1	Not to exceed 50% of total allowed sign face when pole or monument, maximum of 75 sq. ft.		Yes	May be electronic or manual copy change; must be accompanied by permanent business identification signage if pole or monument  <u>See Section</u>
	Monument	Mon.: 1		Monument: 10 ft. off paved surface		
	Pole	Pole: 1		Pole: 10 ft. off paved surface		

**PLANNING COMMISSION MINUTES  
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						<a href="#">154.207 General Provisions (Q) for additional requirements.</a>
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**Table 2: Off-Premises Sign**

Type	Allowed Types	Maximum Sign Area	Maximum Height	Location Requirements	Lighting Allowed
Off- Premises	Mon.	300 sq. ft. excluding structural supports; may be placed back to back or in a “V” type construction	45 ft.	20 ft. off-street right of way; in areas zoned C-3, C-4, I-1, I-2	Yes
	Pole				
Additional Requirements					
Spacing:					
1. No closer than 2,000 ft. from any other off-premises sign as measured along the near curbside of any adjacent street in either direction from the sign					
2. No closer than <del>250</del> <b>2,000</b> ft. from any other such sign as measured from a point across the street from the sign along the opposite curbside in either direction					
3. For signs located at intersections, the measurements of requirements 1. and 2. above apply to both intersecting streets, regardless of sign face orientation					
<del>4. No closer than 500 ft. from any residential zone, measured along either side of the street</del>					
5. No closer than <del>400</del> <b>500</b> ft. from any residential zone as measured in a radius from the sign					



## Development Plan

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WaWa  
2500 Ring Road



## Staff Report

Elizabethtown Planning Commission  
September 23, 2025

### REQUESTS

Development Plan and Commercial Design Guideline review

### APPLICANT

WaWa Midwest LLC

### OWNER

WaWa Midwest LLC

### PROPERTY INFORMATION

**Address:** 2500 Ring Road

**Size:** 1.97 acres

**Current Zoning:** C-3 Regional Commercial

**Current Use:** Vacant

**Proposed Use:** Convenience store



### SUMMARY

*\*2025 UPDATE\* This development was previously approved by the Planning Commission on August 8, 2023 conditioned upon approval by all reviewing departments and agencies and the provision of providing access to the adjoining lots. Due to a number of pre-development requirements (i.e. environmental remediation), the previous approval has expired due to construction not taking place within a year of approval. The applicant has not abandoned the project and has done the behind the scenes work to prep the site for development. With those behind the scenes obligations being completed, the site is now ready for development. This request is to approve the development as it was presented in 2023 with only minor utility changes being proposed as well as removing two air-pump stalls and replacing them with parking spaces. Below is the staff report from 2023 which provides an analysis of what was approved. Staff recommends approval of both the Commercial Design Guidelines and the Development Plan with the same conditions as was recommended in 2023.*

The applicant is proposing construction of a 6,372 square foot convenience store on the subject property. The property is vacant although a few proposals have been approved for it in the past. The property to the east is vacant and was traded by the City to the Jones family. A mortgage company is located to the north. To the west, across Shepherdsville Road are a restaurant and photography studio. Bud's Produce and a vacant lot are to the south. All the surrounding property is zoned C-3 except the property to the north which is zoned C-2.

As part of this development, a shared Ring Road access will be constructed on the adjacent property to the east. Access on Shepherdsville Road will be provided near the northwest corner of the property. There is an

access easement across the northern portion of the property for the benefit of the properties to the north and east. The development plan does not show physical connections to those two lots and a condition of approval requiring connections is recommended. The developer is discussing the easement with the adjoining property owners.

The building will have customer entrances on the north and south sides. Parking will be located on three sides of the building with a loading/unloading area on the fourth. Additional parking will be provided near the north and west property boundaries. An area is being reserved for installation of vehicle charging stations.

Sanitary sewer and water are available at the site. Detention will be on the site and underground.

The building exterior will have a mixture of brick, tile, and EIFS in neutral colors. The building meets the design guidelines and no waivers are necessary. The fuel pump canopy will be angled rather than flat. The lower portion of the support columns will be covered with brick that matches the building. The site design and landscaping meet the Zoning Ordinance requirements.

### **BACKGROUND**

This property has had commercial zoning for many years. Development plans were previously submitted for two different convenience stores in 1988 and 2006 as well as a Rite Aid drug store in 2008 and a Crossroads IGA in 2017.

### **RECOMMENDATION**

Staff recommends approval of the commercial design guidelines review. Staff recommends approval of the development plan conditioned upon modifications to accommodate the access easement at the rear of the property.

### **COMMERCIAL DESIGN REVIEW ANALYSIS**

All four of the building facades will be covered predominantly with brick that will be two shades of brown. Other exterior materials include a cream or light tan stucco or EIFS and tile with a stone appearance. The main customer entrance will face Ring Road and there will be a second entrance at the rear. Both entrances will be emphasized with the stucco or EIFS above them and metal overhangs with bright red trim. All four facades are less than 100 feet in length, but recesses and projections have been provided on three of them and roof variations are provided on all four. The building meets or exceeds the design guidelines.

Parking is spread around three sides of the property. There is none on the east side, but a dedicated loading/unloading zone has been created adjacent to the east side of the building so trucks can unload without blocking customer parking spaces. The unloading area has its own entrance into the building.

The Zoning Ordinance contains a special provision that allows convenience stores to place interior landscaping around the perimeter of the site due to the amount of vehicular traffic. The designer has elected to place some of the required interior landscaping in islands and peninsulas around the parking area, all of it in the form of small trees. The entire perimeter is shown to have a mix of trees and shrubs that exceeds the Zoning Ordinance requirements.



Figure 1: South (Ring Road) elevation



Figure 2: North elevation

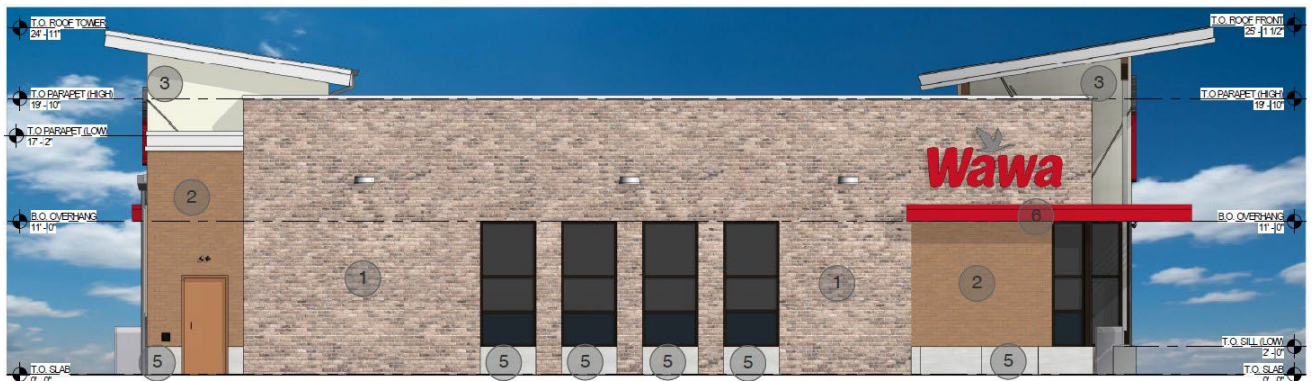


Figure 3: West (Shepherdsville Road) elevation

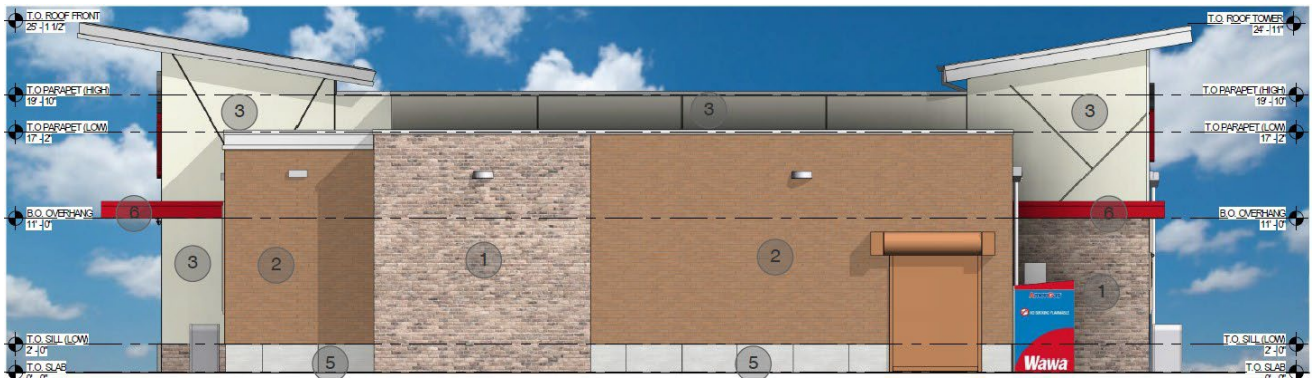


Figure 4: East elevation



Figure 5: Fuel canopy

### **COMMERCIAL DESIGN REVIEW RECOMMENDATION**

Staff recommends approval of the Commercial Design Guideline review.

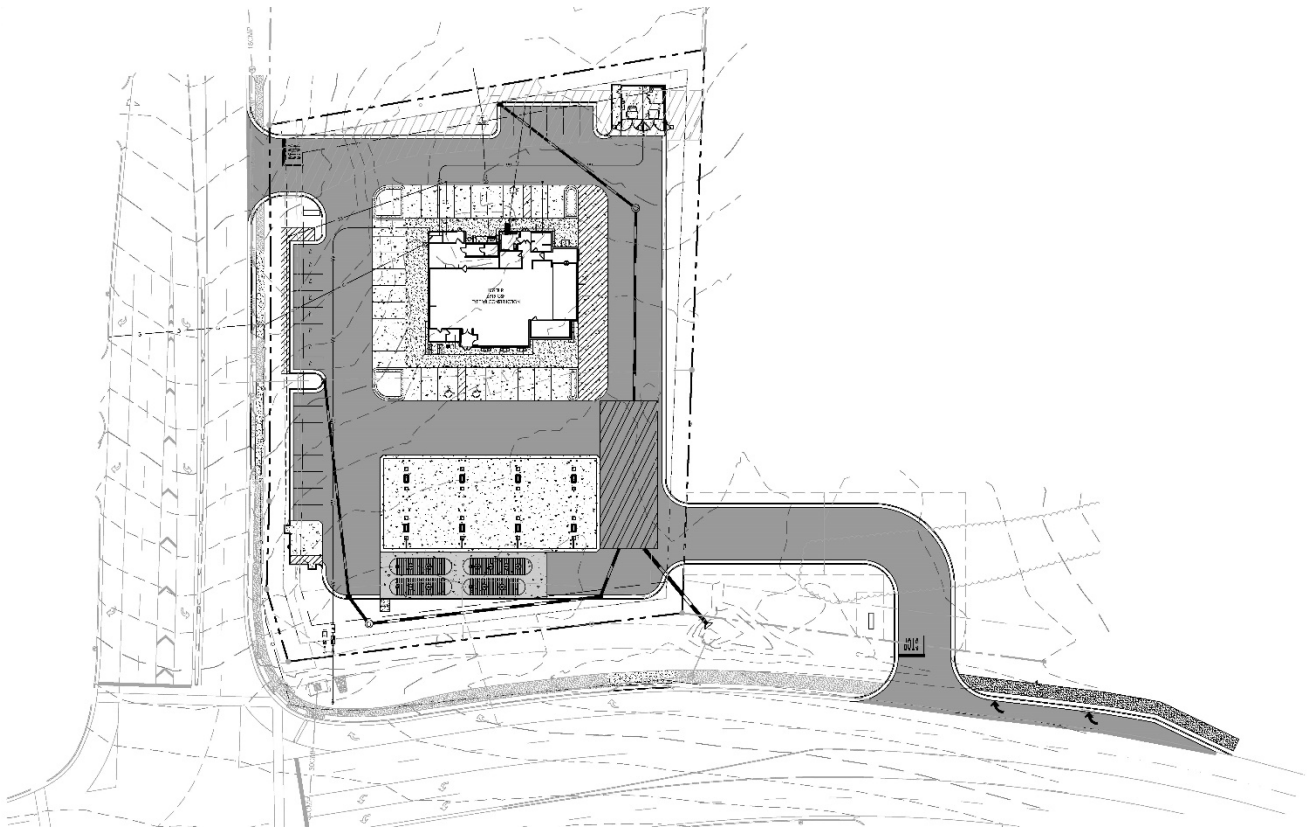


Figure 6: Previous DP

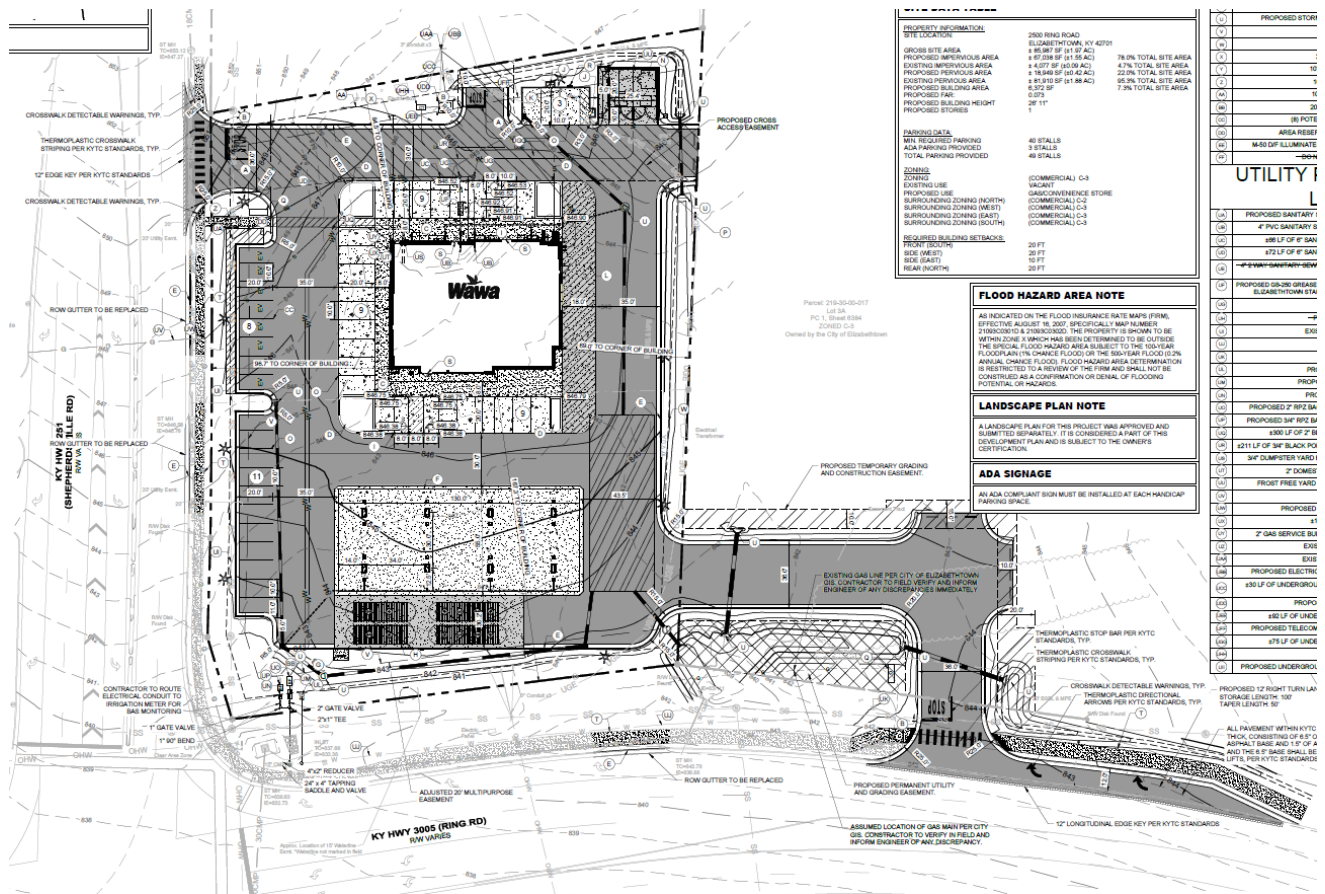


Figure 7: Updated DP

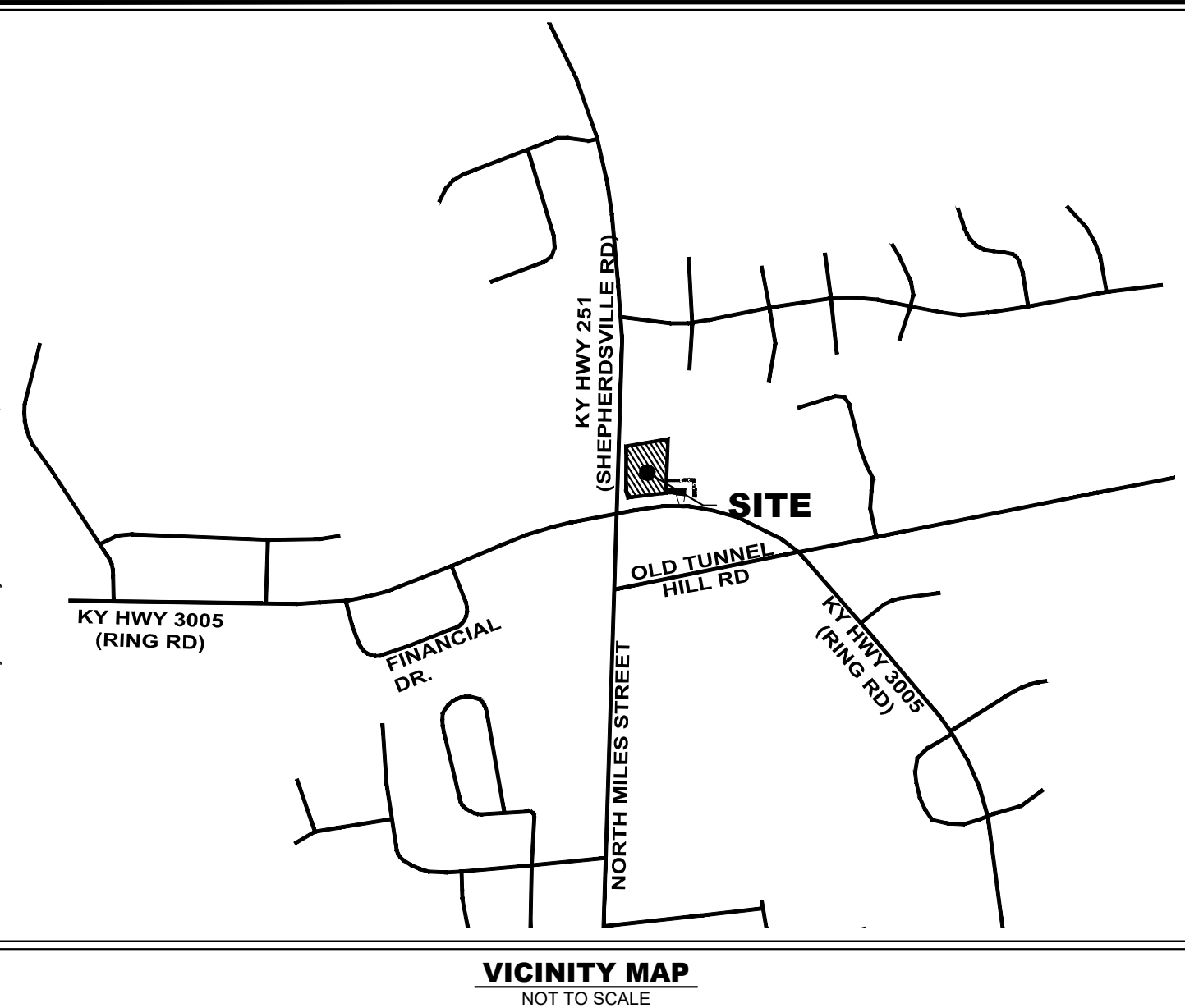
## DEVELOPMENT PLAN REVIEW

The development plan and landscape plan were filed as part of the requirements for Commercial Design Guideline review. The plans have been reviewed by all appropriate departments and jurisdictions and they comply with most requirements. Modifications are needed to accommodate the access easement at the rear of the lot.

## DEVELOPMENT PLAN REVIEW RECOMMENDATION

Staff recommends approval of the development and landscape plan conditioned upon approval by all reviewing departments and agencies and the provision of access to the adjoining lots.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**CAUTION!**  
**EXISTING OVERHEAD  
AND UNDERGROUND  
UTILITIES**

Parcel: 219-30-00-019  
Lot 3  
PC 1, Sheet 873  
ZONED C-3  
Owned by Paul Bradley & Carla Jo Champless

Parcel: 219-30-00-003  
Lot 6A  
ZONED C-3  
Owned by Guy F. & Frances McCoy Life Estate

Parcel: 219-30-00-003.02  
Lot 6A  
ZONED C-3  
Owned by Halls Rental LLC

#### STORM WATER DEPARTMENT CERTIFICATION

I DO HEREBY CERTIFY THAT THE APPROPRIATE STORM WATER PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

STORM WATER MANAGER SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

#### IMPROVEMENT CERTIFICATION

I DO HEREBY CERTIFY THAT THE APPROPRIATE UTILITY PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

CITY ENGINEER SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

HARDIN COUNTY WATER DISTRICT #2 SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

#### OWNER CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREIN. DO ADOPT THIS AS MY (OUR) DEVELOPMENT FOR THE PROPERTY AND AGREE TO COMPLETE ALL SITE IMPROVEMENTS SHOWN HEREON IN THEIR ENTIRETY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY TO USE AND OCCUPY THE BUILDING(S) AND PROPERTY. I (WE) FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PREMISES, INCLUDING ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A PROPER MANNER.

OWNER SIGNATURE \_\_\_\_\_

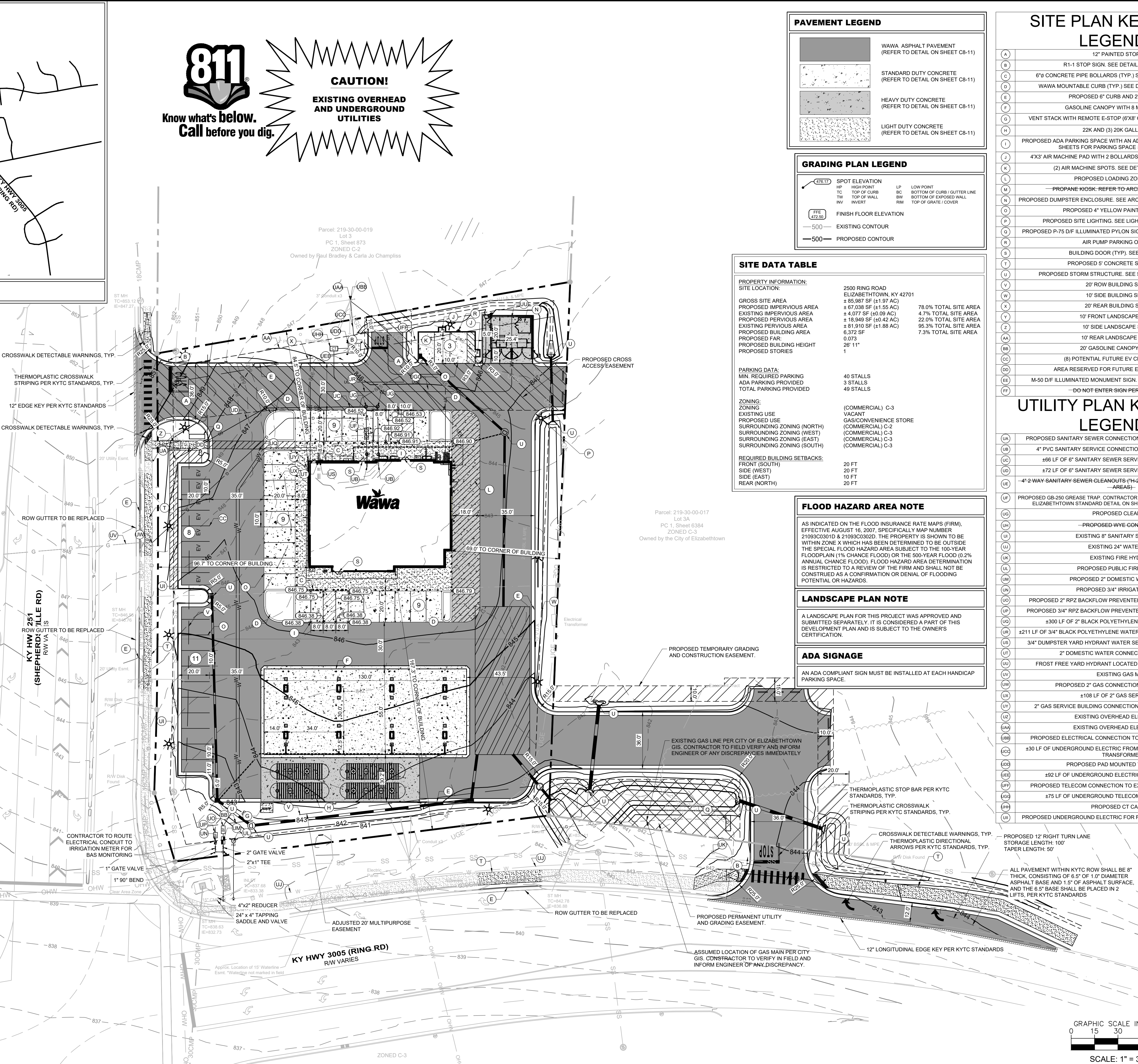
DATE: \_\_\_\_\_

#### PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN MEETS THE REQUIREMENTS SET BY THE CITY OF ELIZABETHTOWN AND IS APPROVED.

COMMISSION CHAIR OR DEPARTMENT DIRECTOR SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_



#### PAVEMENT LEGEND

	WAWA ASPHALT PAVEMENT (REFER TO DETAIL ON SHEET C8-11)
	STANDARD DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)
	HEAVY DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)
	LIGHT DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)

#### GRADING PLAN LEGEND

	SPOT ELEVATION HP HIGH POINT TC TOP OF CURB TW TOP OF WALL INV INVERT	LP LOW POINT BC BOTTOM OF CURB / GUTTER LINE BW BOTTOM OF EXPOSED WALL TOP OF GRATE / COVER
	FINISH FLOOR ELEVATION	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	

#### SITE DATA TABLE

PROPERTY INFORMATION: SITE LOCATION:	2500 RING ROAD ELIZABETHTOWN, KY 42701 ± 85,987 SF (±1.97 AC)	78.0% TOTAL SITE AREA
GROSS SITE AREA	± 67,038 SF (±1.55 AC)	4.7% TOTAL SITE AREA
PROPOSED IMPERVIOUS AREA	± 4,077 SF (±0.09 AC)	22.0% TOTAL SITE AREA
EXISTING IMPERVIOUS AREA	± 10,949 SF (±0.42 AC)	95.9% TOTAL SITE AREA
PROPOSED PERVIOUS AREA	± 81,910 SF (±1.88 AC)	7.3% TOTAL SITE AREA
PROPOSED BUILDING AREA	6,372 SF	
PROPOSED FAR	0.073	
PROPOSED BUILDING HEIGHT	26' 11"	
PROPOSED STORIES	1	
PARKING DATA: MIN. REQUIRED PARKING	40 STALLS	
ADA PARKING PROVIDED	3 STALLS	
TOTAL PARKING PROVIDED	49 STALLS	
ZONING: EXISTING USE	(COMMERCIAL) C-3 VACANT	
PROPOSED USE	GAS/CONVENIENCE STORE	
SURROUNDING ZONING (NORTH)	(COMMERCIAL) C-2	
SURROUNDING ZONING (WEST)	(COMMERCIAL) C-3	
SURROUNDING ZONING (EAST)	(COMMERCIAL) C-3	
SURROUNDING ZONING (SOUTH)	(COMMERCIAL) C-3	
REQUIRED BUILDING SETBACKS: FRONT (SOUTH)	20 FT	
SIDE (WEST)	20 FT	
SIDE (EAST)	10 FT	
REAR (NORTH)	20 FT	

#### FLOOD HAZARD AREA NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE AUGUST 16, 2007, SPECIFICALLY MAP NUMBER 21083C0301D & 21083C0302D, THE PROPERTY IS SHOWN TO BE WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 100-YEAR FLOODPLAIN (1% CHANCE FLOOD) OR THE 500-YEAR FLOOD (0.2% ANNUAL CHANCE FLOOD). FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.

#### LANDSCAPE PLAN NOTE

A LANDSCAPE PLAN FOR THIS PROJECT WAS APPROVED AND SUBMITTED SEPARATELY. IT IS CONSIDERED A PART OF THIS DEVELOPMENT PLAN AND IS SUBJECT TO THE OWNER'S CERTIFICATION.

#### ADA SIGNAGE

AN ADA COMPLIANT SIGN MUST BE INSTALLED AT EACH HANDICAP PARKING SPACE.

## SITE PLAN KEYNOTE LEGEND

A	12" PAINTED STOP BAR
B	R1-1 STOP SIGN. SEE DETAIL ON SHEET C8-11
C	6" CONCRETE PIPE BOLLARDS (TYP.) SEE DETAIL ON SHEET C8-11
D	WAWA MOUNTABLE CURB (TYP.) SEE DETAIL ON SHEET C8-11
E	PROPOSED 6" CURB AND 2" GUTTER, TYP.
F	GASOLINE CANOPY WITH 8 MPDS, 16 PUMPS
G	VENT STACK WITH REMOTE E-STOP (6'X8' CONC. PAD WITH 3 BOLLARDS)
H	22K AND (3) 20K GALLON USTS
I	PROPOSED ADA PARKING SPACE WITH AN ADA COMPLIANT SIGN. SEE DETAIL SHEETS FOR PARKING SPACE SIGN AND SYMBOL
J	4'X3' AIR MACHINE PAD WITH 2 BOLLARDS. SEE DETAIL ON SHEET C8-11
K	(2) AIR MACHINE SPOTS. SEE DETAIL ON SHEET C8-11
L	PROPOSED LOADING ZONE ±2,300 SF
M	PROPRANE KIOSK. REFER TO ARCH PLANS FOR DETAIL
N	PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS
O	PROPOSED 4" YELLOW PAINT STRIPING (TYP.)
P	PROPOSED SITE LIGHTING. SEE LIGHTING PLAN FOR DETAILS
Q	PROPOSED P-75 D/F ILLUMINATED PYLON SIGN. HEIGHT: 23' 3", AREA: 74.67 SF
R	AIR PUMP PARKING ONLY SIGN
S	BUILDING DOOR (TYP.). SEE ARCH. PLANS
T	PROPOSED 5' CONCRETE SIDEWALK (TYP.)
U	PROPOSED STORM STRUCTURE. SEE SHEET C4-00 FOR DETAILS
V	20' ROW BUILDING SETBACK
W	10' SIDE BUILDING SETBACK
X	20' REAR BUILDING SETBACK
Y	10' FRONT LANDSCAPE SETBACK
Z	10' SIDE LANDSCAPE SETBACK
AA	10' REAR LANDSCAPE SETBACK
BB	20' GASOLINE CANOPY SETBACK
CC	(8) POTENTIAL FUTURE EV CHARGING SPOTS
DD	AREA RESERVED FOR FUTURE EV INFRASTRUCTURE
EE	M-50 D/F ILLUMINATED MONUMENT SIGN. HEIGHT: 7'10", AREA: 49.87 SF
FF	DO NOT ENTER SIGN PER MUTCD R5-1

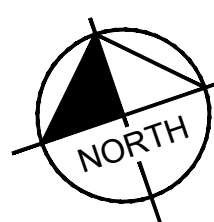
## UTILITY PLAN KEYNOTE LEGEND

UA	PROPOSED SANITARY SEWER CONNECTION TO EXISTING LINE. INV. 841.60'
UB	4" PVC SANITARY SERVICE CONNECTION TO BUILDING. INV. 843.75'
UC	±66 LF OF 6" SANITARY SEWER SERVICE LINE AT 1.15% SLOPE
UD	±72 LF OF 6" SANITARY SEWER SERVICE LINE AT 1.20% SLOPE
UE	4" 2-WAY SANITARY SEWER CLEANOUTS (14-20" TRAFFIC RATED IN ALL PAVED AREAS)
UF	PROPOSED GB-250 GREASE TRAP. CONTRACTOR TO SPEC MODEL TO MATCH CITY OF ELIZABETHTOWN STANDARD DETAIL ON SHEET C8-20. INV. IN/OUT: 843.563'
UG	PROPOSED CLEANOUT
UH	PROPOSED WYE CONNECTION
UI	EXISTING 8" SANITARY SEWER MAIN
UJ	EXISTING 24" WATER MAIN
UK	EXISTING FIRE HYDRANT
UL	PROPOSED PUBLIC FIRE HYDRANT
UM	PROPOSED 2" DOMESTIC WATER METER
UN	PROPOSED 3/4" IRRIGATION METER
UO	PROPOSED 2" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
UP	PROPOSED 3/4" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
UQ	±300 LF OF 2" BLACK POLYETHYLENE WATER SERVICE LINE
UR	±211 LF OF 3/4" BLACK POLYETHYLENE WATER LINE TO DUMPSTER ENCLOSURE
US	3/4" DUMPSTER YARD HYDRANT WATER SERVICE BUILDING CONNECTION
UT	2" DOMESTIC WATER CONNECTION TO BUILDING
UU	FROST FREE YARD HYDRANT LOCATED IN DUMPSTER ENCLOSURE
UV	EXISTING GAS MAIN
UW	PROPOSED 2" GAS CONNECTION TO EXISTING MAIN
UX	±108 LF OF 2" GAS SERVICE LINE
UY	2" GAS SERVICE BUILDING CONNECTION AT PROPOSED GAS METER
UZ	EXISTING OVERHEAD ELECTRIC LINE
UA	EXISTING OVERHEAD ELECTRIC POLE
AB	PROPOSED ELECTRICAL CONNECTION TO EXISTING ELECTRICAL POLE
AC	±30 LF OF UNDERGROUND ELECTRIC FROM EXISTING POLE TO PROPOSED TRANSFORMER
AD	PROPOSED PAD MOUNTED TRANSFORMER
AE	±92 LF OF UNDERGROUND ELECTRIC SERVICE TO BUILDING
AF	PROPOSED TELECOM CONNECTION TO EXISTING UNDERGROUND LINE
AG	±75 LF OF UNDERGROUND TELECOM SERVICE TO BUILDING
AH	PROPOSED CT CABINET
AI	PROPOSED UNDERGROUND ELECTRIC FOR FUTURE EV CHARGING STATIONS

ALL PAVEMENT WITHIN KYTC ROW SHALL BE 8" THICK, CONSISTING OF 6.5" OF 1.0" DIAMETER ASPHALT BASE AND 1.5" OF ASPHALT SURFACE. AND THE 6.5" BASE SHALL BE PLACED IN 2 LIFTS, PER KYTC STANDARDS.

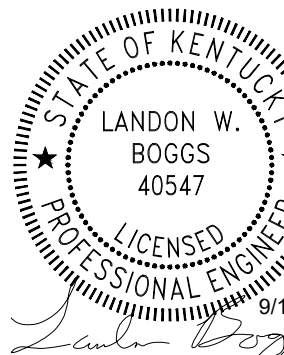
GRAPHIC SCALE IN FEET  
0 15 30 60

SCALE: 1" = 30'



## DEVELOPMENT PLAN FOR WAWA

OWNER/DEVELOPER: WAWA, INC.  
ELIZABETHTOWN, KY 42701



DESIGNED BY:	NVL
DRAWN BY:	NVL
CHECKED BY:	CVC
DATE:	9/10/2025
KIMLEY-HORN PROJECT NO.	118267009
PLAT AND DEED REFERENCES:	P.C. SHEET 6384 D.B. 1451, PAGE 1552
SHEET NUMBER	---



## Development Plan

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Elizabethtown Outdoor Music Venue  
600 Commerce Drive



## Staff Report Addendum

Elizabethtown Planning Commission  
September 23, 2025

### **REQUEST**

Development Plan for the Elizabethtown Outdoor Music Venue

### **APPLICANT**

City of Elizabethtown

### **OWNER**

City of Elizabethtown

### **PROPERTY INFORMATION**

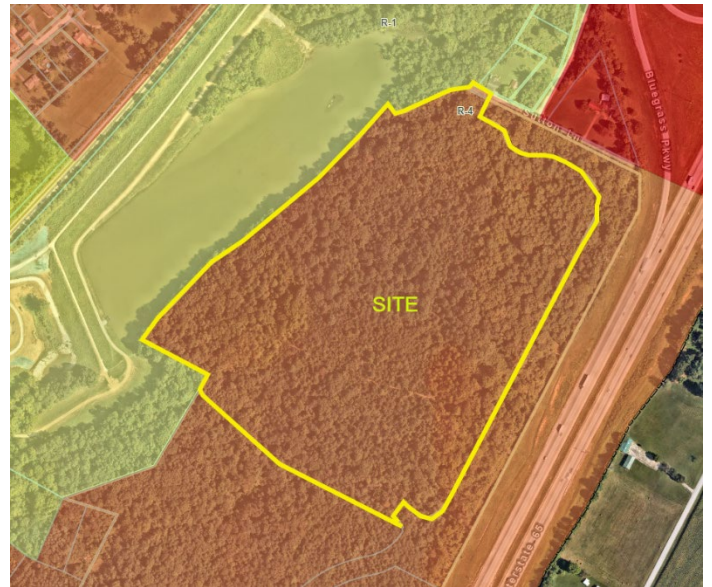
**Address:** 600 Commerce Drive

**Size:** 44.246 Acres

**Current Zoning:** R-4, Urban Residential, General

**Current Use:** Vacant

**Proposed Use:** Outdoor Music Venue



### **SUMMARY**

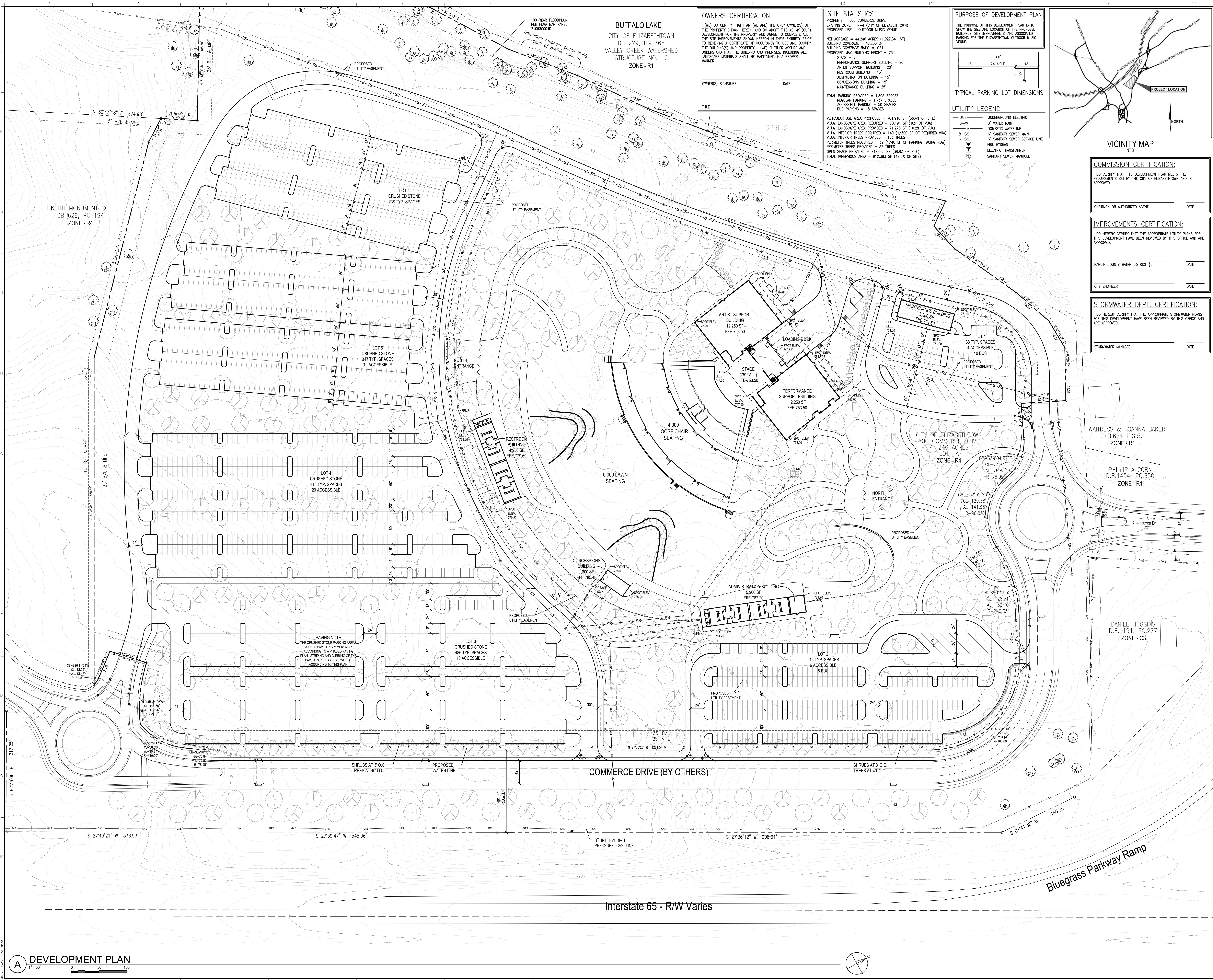
The subject property is located on the east side of Buffalo Lake just south of the northern terminus of Commerce Drive. Currently vacant, the City of Elizabethtown, in partnership with Elizabethtown Tourism and Convention Bureau, plans to construct a 10,000-seat Outdoor Music Venue on this site. Multiple access points via an extension of Commerce Drive are proposed. The Commerce Drive extension will connect each end of Commerce Drive to create an interconnect between Springfield Road and North Mulberry Street. There will be a total of 1,805 parking spaces provided (most of which will be crushed stone lots to begin with, then be paved over a multi-year paving schedule as the budget allows).

KRS 100 defines this type of facility as a “Public Facility” and provides a specific process to be followed by local jurisdictions. Prior to a permit being issued, the Planning Commission must advise the City how the project will comply with the Comprehensive Plan.

This proposal complies with the Comprehensive Plan and the intent of the zoning regulations as they pertain to setbacks, landscaping, site and building design and the objectives to support arts initiatives that elevate the quality of place and enrich the culture in Elizabethtown and to partner with the Elizabethtown Tourism and Convention Bureau to create more opportunities for tourism and entertainment in Elizabethtown through new or improved facilities and programming.

## **RECOMMENDATION**

Staff finds that the development plan complies with the goals and objectives of the Comprehensive Plan, and the intent of the zoning regulations including parking and landscaping, and recommends the development plan be approved.



**OWNERS CERTIFICATION**

I (WE) DO CERTIFY THAT I (AM WE) ARE THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREIN, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT FOR THE PROPERTY AND AGREE TO COMPLETE ALL THE SITE IMPROVEMENTS SHOWN HEREIN IN THEIR ENTIRETY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY TO USE AND OCCUPY THE BUILDING(S) AND PROPERTY. I (WE) FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PREMISES, INCLUDING ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A PROPER MANNER.

OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_

**SITE STATISTICS**

PROPERTY = 600 COMMERCE DRIVE  
EXISTING ZONE = R-4 (CITY OF ELIZABETHTOWN)  
PROPOSED USE = OUTDOOR MUSIC VENUE

NET ACREAGE = 44.246 ACRES (1,927,341 SF)  
BUILDING COVERAGE = 46,250 SF  
BUILDING COVERAGE RATIO = .024  
PROPOSED MAX. BUILDING HEIGHT = 75'

STAGE = 75'  
PERFORMANCE SUPPORT BUILDING = 20'  
ARTIST SUPPORT BUILDING = 20'  
RESTROOM BUILDING = 15'  
ADMINISTRATION BUILDING = 15'  
CONCESSIONS BUILDING = 15'  
MAINTENANCE BUILDING = 25'

TOTAL PARKING PROVIDED = 1,805 SPACES  
REGULAR PARKING = 1,737 SPACES  
ACCESSIBLE PARKING = 50 SPACES  
BUS PARKING = 18 SPACES

VEHICULAR USE AREA PROVIDED = 701,810 SF (36.4% OF SITE)  
V.I.A. LANDSCAPE AREA REQUIRED = 70,191 SF (10% OF V.I.A.)  
V.I.A. LANDSCAPE AREA PROVIDED = 71,278 SF (10.2% OF V.I.A.)  
V.I.A. INTERIOR TREES REQUIRED = 140 (1/500 SF OF REQUIRED V.I.A.)  
V.I.A. INTERIOR TREES PROVIDED = 163 TREES  
PERIMETER TREES REQUIRED = 32 (1/40 LF OF PARKING FACING ROW)  
PERIMETER TREES PROVIDED = 32 TREES  
OPEN SPACE PROVIDED = 747,665 SF (38.8% OF SITE)  
TOTAL IMPERVIOUS AREA = 912,383 SF (47.3% OF SITE)

**PURPOSE OF DEVELOPMENT PLAN**

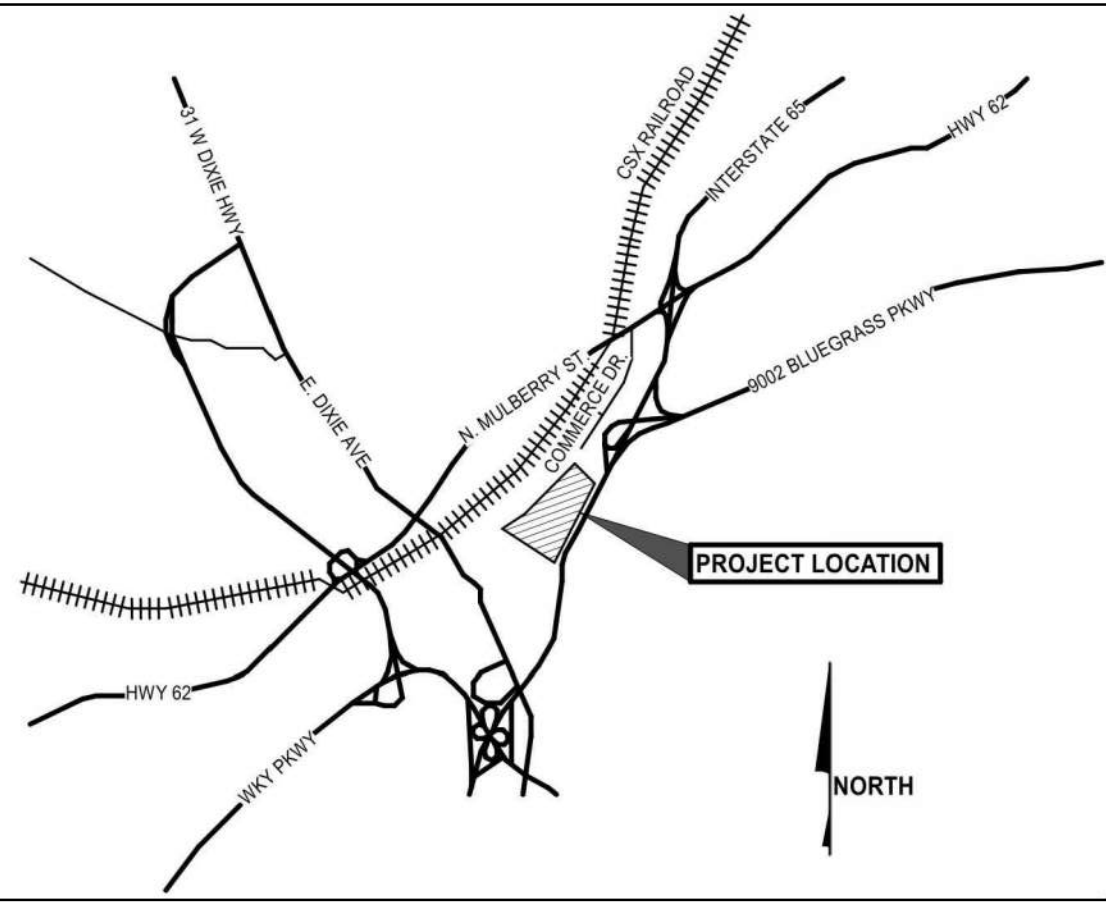
THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO SHOW THE SIZE AND LOCATION OF THE PROPOSED BUILDINGS, SITE IMPROVEMENTS AND ASSOCIATED PARKING FOR THE ELIZABETHTOWN OUTDOOR MUSIC VENUE.

**TYPICAL PARKING LOT DIMENSIONS**

18' 24' ASLE 18'

**UTILITY LEGEND**

— LICE UNDERGROUND ELECTRIC  
— B-W 8" WATER MAIN  
— W DOMESTIC WATERLINE  
— B-SS 6" SANITARY SEWER MAIN  
— S-SS 6" SANITARY SEWER SERVICE LINE  
— FIRE HYDRANT  
— ELECTRIC TRANSFORMER  
— SANITARY SEWER MANHOLE



**VICINITY MAP**  
NTS

**COMMISSION CERTIFICATION:**

I DO CERTIFY THAT THIS DEVELOPMENT PLAN MEETS THE REQUIREMENTS SET BY THE CITY OF ELIZABETHTOWN AND IS APPROVED.

CHAIRMAN OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**IMPROVEMENTS CERTIFICATION:**

I DO HEREBY CERTIFY THAT THE APPROPRIATE UTILITY PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

HAROLD COUNTY WATER DISTRICT #2 \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**STORMWATER DEPT. CERTIFICATION:**

I DO HEREBY CERTIFY THAT THE APPROPRIATE STORMWATER PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

STORMWATER MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**WAITRESS & JOANNA BAKER**  
D.B.624, PG.52  
ZONE - R1

**PHILIP ALCORN**  
D.B.1454, PG.650  
ZONE - R1

**DANIEL HUGGINS**  
D.B.1191, PG.277  
ZONE - C3

**DEVELOPMENT PLAN**  
1" = 50'

Architecture  
Civil Engineering  
Landscape Architecture  
a: 249 East Main Street  
Suite 100  
Lexington, Kentucky 40507  
o: 859-254-6623  
w: cmwinc.com

CITY OF ELIZABETHTOWN  
200 WEST DIXIE AVE.  
ELIZABETHTOWN, KY 42701

ELIZABETHTOWN TOURISM  
& CONVENTION BUREAU  
201 NORTH MAIN STREET  
ELIZABETHTOWN, KY 42701

DEED BOOK 1577  
DEED PAGE 1219  
PLAT 7526

DEVELOPMENT PLAN  
ELIZABETHTOWN OUTDOOR MUSIC VENUE  
600 COMMERCE DRIVE  
ELIZABETHTOWN, KENTUCKY

CONSTRUCTION  
DOCUMENTS

Issue Date:	04/29/2025
Drawn By:	---
Checked By:	---
Revisions:	
	09/02/2025
	09/03/2025
	09/12/2025

Mark \_\_\_\_\_ Date \_\_\_\_\_

CMW PROJECT NUMBER  
**23062.01**

© 2025 CMW

**C-101**



# Uniform Application for Cellular Antenna Tower Amended Development Plan

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Vertical Bridge  
Goodman  
1110 Alex Drive



## Staff Report

Elizabethtown Planning Commission  
September 23, 2025

### 2025-PC-19

#### **REQUEST**

Uniform Application for Cellular Antenna Tower  
Amended Development Plan for Goodman

#### **APPLICANT**

New Cingular Wireless, PCS, LLC dba AT&T Mobility  
Vertical Bridge BTS III LLC

#### **OWNER**

Vertical Bridge BTS III LLC  
Owens Family LLC

#### **PROPERTY INFORMATION**

**Address:** 1110 Alex Drive

**Size:** 3.2 Acres

**Zone:** C-3 Regional Commercial

**Current Use:** Retail HVAC Supply Sales



#### **SUMMARY**

The applicant is proposing the construction of a 195' monopole cellular antenna tower with a 4' lightning rod attached, reaching a total height of 199'. The proposed location is 1110 Alex Drive, a commercial lot that is the current site of Goodman Heating & Air Conditioning. An Amended Development Plan has been submitted for Goodman to reflect this proposed addition.

#### **BACKGROUND**

A Development Plan with Commercial Design Review and waivers for Commercial Design and Parking were reviewed and approved for Goodman by the Planning Commission on July 11, 2023. Approval was conditioned on the approval and recording of an amended record plat for the property, which was completed on September 27, 2023.

#### **DEVELOPMENT PLAN ANALYSIS**

The proposed tower location is on the south side of the property, connected to the existing parking lot. The addition of this pole and its 50x50 fenced gravel area requires two parking spaces and 25' of VUA landscaping to be relocated on site, which is shown on the submitted Amended Development Plan. This plan complies with all zoning ordinance regulations and meets the requirements of all appropriate departments and agencies.

#### **CELLULAR ANTENNA TOWER REGULATIONS**

Section 154.091 of the Elizabethtown Zoning Ordinance regulates the integration of cellular antenna towers within the city to ensure safe and efficient integration; to provide for such facilities in conformance with the goals and guidelines and recommendations of the comprehensive plan; and to allow such facilities with the intention of protecting the public health, safety, and general welfare.

Cellular antenna towers may be allowed in any residential zoning district if the property is owned by a public agency or utility or within any C-3, C-4, C-5, C-6 Zoning District or within any I-1 or I-2 Zoning District after a review in accordance with the procedures in Section 154.091 to determine agreement with the comprehensive plan and the regulations contained within city ordinances and regulations.

At least one public hearing on the application shall be held by the Commission at which interested parties and citizens shall have the opportunity to be heard. Notice of the date, time and place of the hearing shall be published in the local newspaper not less than seven days and not more than 21 days before the hearing. Notice of the hearing shall also be posted on the site at least 14 days prior to the hearing as required by KRS Chapter 100. Written notice shall be given to all property owners within 500 feet of the site as required by KRS Chapter 100. The applicant shall certify that proper notice was given as part of their uniform application.

Upon holding a hearing the Commission shall, within 60 days commencing from the date the application is received by the Commission, or within a date specified in a written agreement between the applicant and the Commission, make its final decision to approve or disapprove the uniform application. If the Commission fails to issue a final decision within 60 days and if there is no written agreement between the Commission and the applicant for a specific date for the Commission to issue a final decision it shall be presumed that the Commission has approved the applicant's uniform application.

### **COMPREHENSIVE PLAN REVIEW**

The Goals and Objectives section of the Envision Elizabethtown 2040 Comprehensive Plan provides guidance on how Elizabethtown should be further developed while still preserving its character and benefiting its citizens. Goal 2 of the Plan focuses on Community Facilities: "Elizabethtown will responsibly expand and improve infrastructure to create a solid foundation for growth and development." Objective B for this goal instructs staff to "Coordinate expansion of new infrastructure with the Recommended Land Use Plan to support redevelopment and new development opportunities." This property is located in Sub Area 4, the Ring Road East Sub Area, and has a Recommended Land Use of Regional Commercial.

### **ORDINANCE REVIEW**

The Elizabethtown Zoning Ordinance identifies thirteen regulatory components for the design of all new cellular antenna towers. These include the zone, setbacks, height, construction, illumination, site staffing, fencing, screening, driveways, signs, number of service providers, lease agreements, and other agency approvals.

Further, the Commission may require the applicant to make a reasonable attempt to co-locate additional transmitting or related equipment. The Commission may provide the location of existing cellular antenna towers on which the Commission deems the applicant can successfully co-locate its transmitting or related equipment. If the Commission requires the applicant to attempt co-location, the applicant shall provide the Commission with a statement indicating that the applicant has:

- (a) Successfully attempted to co-locate on towers designed to host multiple wireless service providers facilities or existing structures such as a telecommunications tower or another suitable structure capable of supporting the applicant's facilities, and that identifies the location of the tower or suitable structure on which the applicant will co-locate its transmission and related facilities; or
- (b) Unsuccessfully attempted to co-locate on towers designed to host multiple wireless services providers' facilities or existing structures such as a telecommunications tower or another suitable structure capable of supporting the applicant's facilities and that:
  - 1. Identifies the location of the towers or other structures on which the applicant attempted to co-locate; and
  - 2. Lists the reasons why the co-location was unsuccessful in each instance.

## **STAFF ANALYSIS**

Staff found that the proposed cellular antenna tower meets all the applicable standards set forth by the Zoning Ordinance. Below is a more detailed analysis of the most significant provisions for this case.

*154.091(F)(1)* Monopole cellular antenna towers shall be permitted in any residential zoning district if the property is owned by a public agency or utility or within any C-3, C-4, C-5, C-6 Zoning District or within any I-1 or I-2 Zoning District. Lattice or guyed cellular antenna towers shall be permitted only in industrial zones.

- This property is zoned C-3, Regional Commercial. The proposed tower is a single self-supporting monopole.

*154.091(F)(2)* All cellular antenna towers or alternate cellular antenna towers shall be setback at least the height of the tower, but not less than 50 feet. The Commission may require a greater setback when the proposed cellular antenna tower or alternate cellular antenna tower adjoins residential properties. This setback requirement does not include fencing and guy wires.

- The total height of the proposed tower and attached lightning rod is 199 feet. The setbacks from each property line, starting with the Alex Drive r/w to the north and going clockwise, would be 277.9', 199', 69.8', 221.2', and 125.2' with this proposed layout. A waiver of the 199' setback requirement has been requested for two property lines.

*154.091(F)(3)* All cellular antenna towers or alternate cellular antenna towers shall not exceed a maximum height of 200 feet. The Commission may allow an antenna tower greater than 200 feet in height based upon review of the applicant's justification pursuant to information provided in the uniform application.

- The total height of the proposed tower is 199'.

*154.091(F)(7)* All cellular antenna towers or alternate cellular antenna towers shall be enclosed by fencing or fencing materials to provide for a minimum opacity of 50%. Such fences shall not be more than eight feet in height and may be located in the front, side or rear yard. Barbed wire may only be used at sites within industrial zones.

- The proposed fence around the compound is to be chain-link with grey vinyl slats, providing an opacity of 75%.

*154.091(F)(8)* All cellular antenna towers or alternate cellular antenna towers shall be screened by evergreen trees with a minimum height of six feet upon planting; planted on a staggered pattern a maximum distance of 15 feet on center. The screening shall be located within a landscape buffer area that is located within a minimum of ten feet and a maximum of 20 feet of the fenced area and shall be placed to provide a screen to adjoining structures.

- The submitted Amended Development Plan of Goodman shows a total of 16 Leyland Cypress trees surrounding the fenced area, 6' tall upon planting.

*154.091(F)(11)* All new cellular antenna towers or alternate cellular antenna towers shall be designed to accommodate a minimum of three service providers.

- The proposed tower is designed to accommodate three service providers.

*154.091(G)(1)* The Commission may require the applicant to make a reasonable attempt to co-locate additional transmitting or related equipment.

- Exhibit L of the uniform application submitted by the applicant is their “Site Selection Report”. This report, prepared by Vertical Bridge, gives a step-by-step outline of the process for selecting this site for a facility. AT&T radio frequency engineers identified a coverage/capacity gap in Elizabethtown and narrowed it down to a .65-mile radius of land where an antenna must be placed to close this gap. The site development team reviewed the area for any FCC-registered towers or any existing structure suitable for co-location and discovered none.

### **SETBACK WAIVER REQUEST**

While variations from setback requirements pertaining to property zones are generally reviewed as Variances and brought before the Board of Zoning Adjustment for consideration, the City and the Planning Commission have previously established that the Commission has the authority to review and grant waivers of setback requirements pertaining to Cellular Antenna Towers in conjunction with their uniform application.

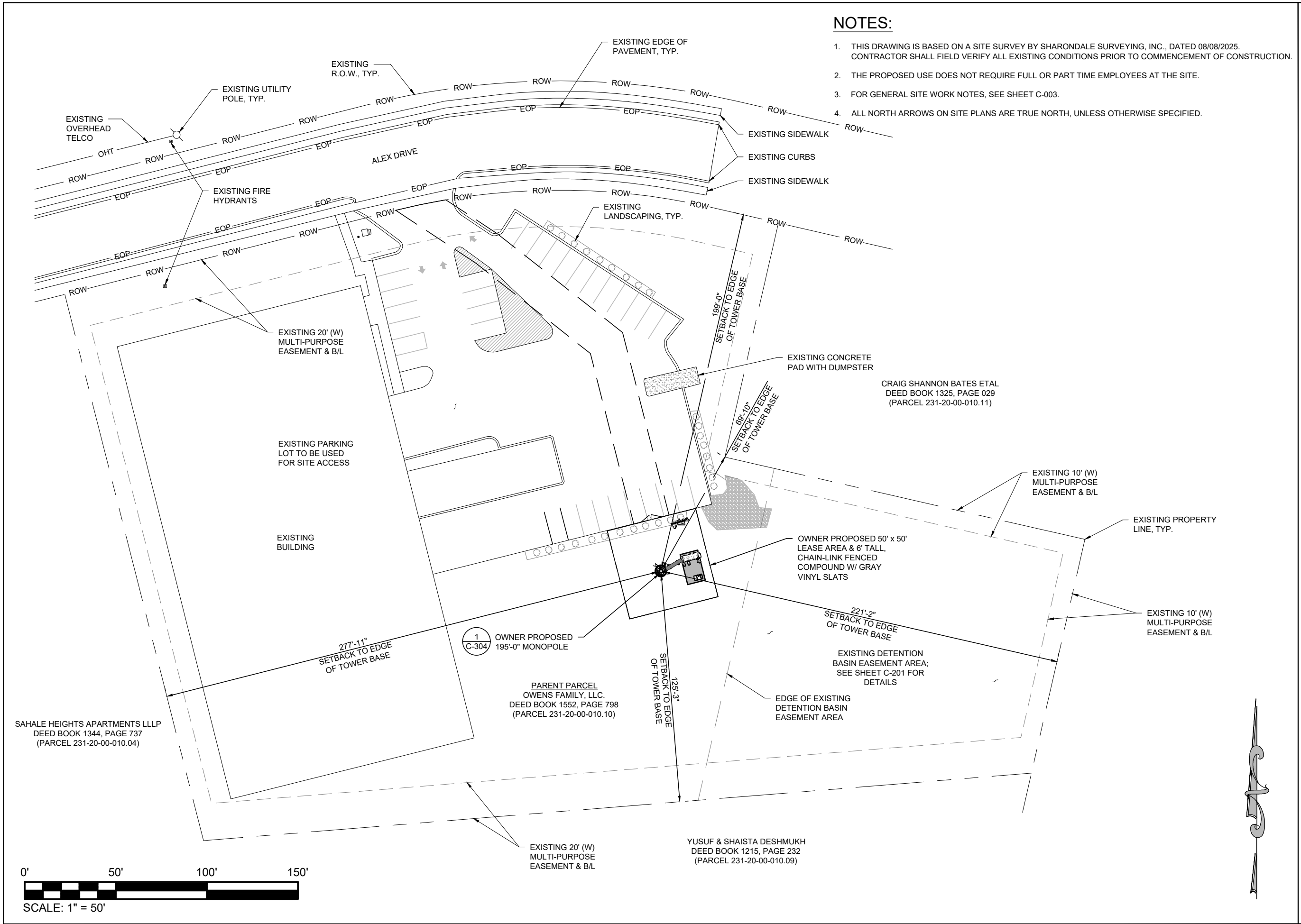
Per Section *154.091(F)(2)*, all Cellular Antenna Towers must be setback from property lines by at least the height of the tower, in this case a 199’ setback. The proposed location for this tower is an L-shaped lot that abuts a small cemetery, an apartment complex, and two vacant parcels. The distance from the proposed tower base to the existing cemetery lot is 69.8’. The distance from the proposed tower base to the vacant lot to the south is 125.2’. The applicant requests a waiver of the setback requirement for these two property lines; a waiver of 129.2’ for one setback and a waiver of 73.8’ for the other.

Exhibit N of the uniform application for this project is a Fall Certification Letter, written and sealed by a Professional Engineer with B+T Group. This letter certifies that the proposed tower will be designed to withstand a wind speed of 105 miles per hour without ice and 30 miles per hour with 1.5” of ice. This letter further certifies that in the highly unlikely chance of operational failure, this monopole will be designed to fail through compression buckling – in which the upper portion of the pole buckles and folds over onto the stronger lower portion, resulting in a 0’ fall radius from the base of the pole.

This certification, along with the context of the abutting lots use, leads staff to recommend approval of this waiver request.

### **RECOMMENDED ACTION**

Staff recommends approval of this cellular antenna tower uniform application and requested waiver.



NOTES:

- 1. THIS DRAWING IS BASED ON A SITE SURVEY BY SHARONDALE SURVEYING, INC., DATED 08/08/2025. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
- 3. FOR GENERAL SITE WORK NOTES, SEE SHEET C-003.
- 4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

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DRAWN BY	CAD
CHECKED BY	CTD

REVISIONS				
1	09/18/25	CAD	FENCE UPDATES	
0	08/29/25	CAD	ZONING ISSUE	
#	DATE	BY	DESCRIPTION	

SITE NAME  
PEAR ORCHARD

FA NUMBER  
16152927

SITE NAME  
PEAR ORCHARD

SITE NUMBER  
US-KY-5244

SITE ADDRESS  
1120 ALEX DRIVE  
ELIZABETHTOWN, KY 42701

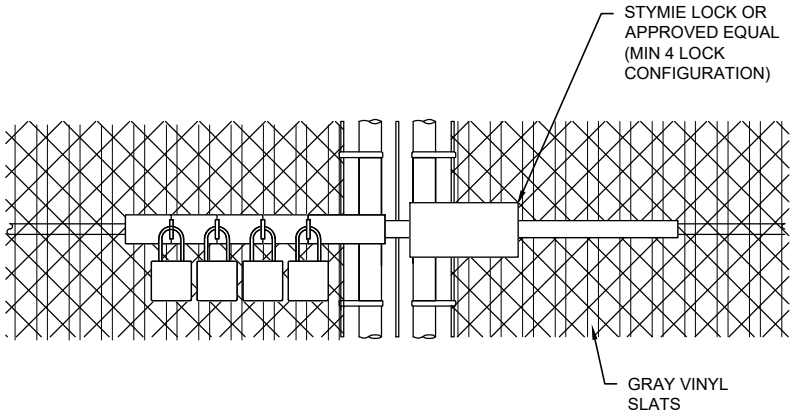
SITE TYPE  
RAWLAND

SHEET TITLE  
OVERALL SITE LAYOUT PLAN

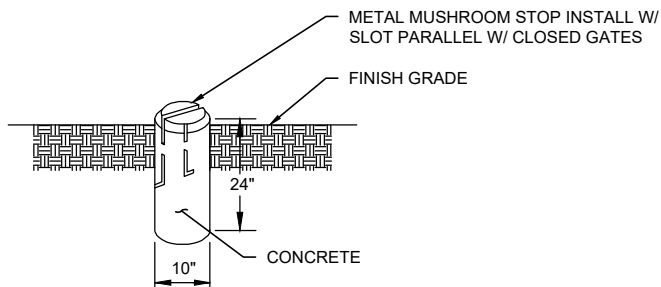
SHEET NUMBER	REVISION
C-101	1

TYPICAL WOVEN WIRE FENCING NOTES:

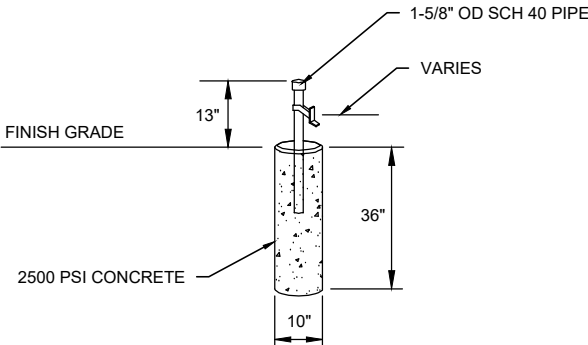
- (INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)
- GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
  - LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. INSTALL EVERY 8'-0" ALONG FENCE LINE.
  - GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STELL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM-F1083.
  - TOP RAIL & BRACE RAIL: 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
  - CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
  - TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
  - TENSION WIRE: 7 GA. GALVANIZED STEEL
  - GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER)
  - HEIGHT= 6' VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.



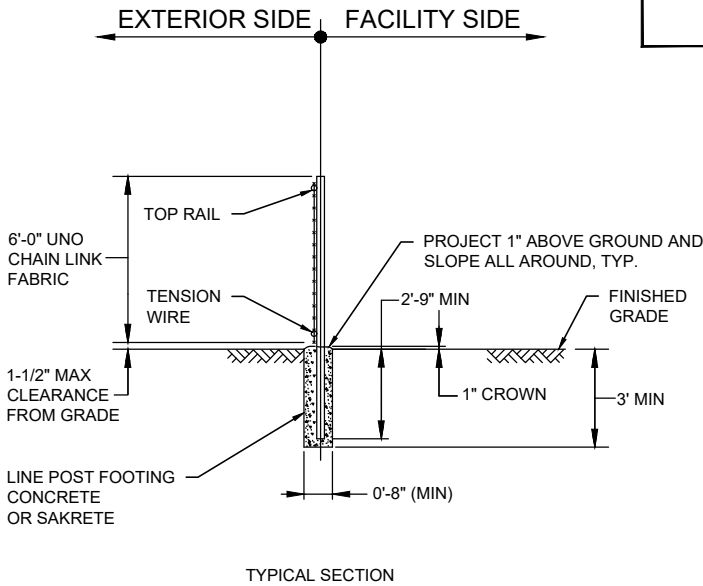
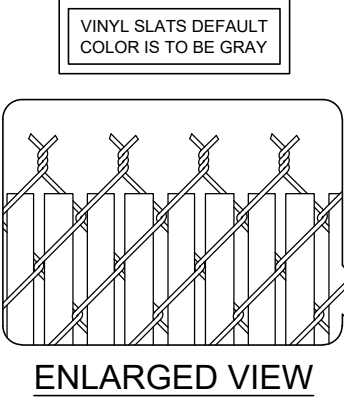
FENCE LOCK DETAIL  
NTS



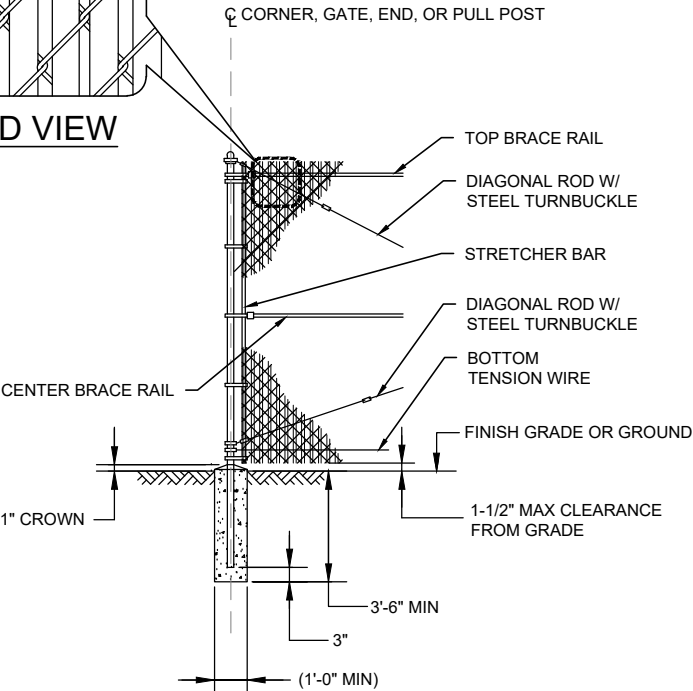
MUSHROOM STOP  
NTS



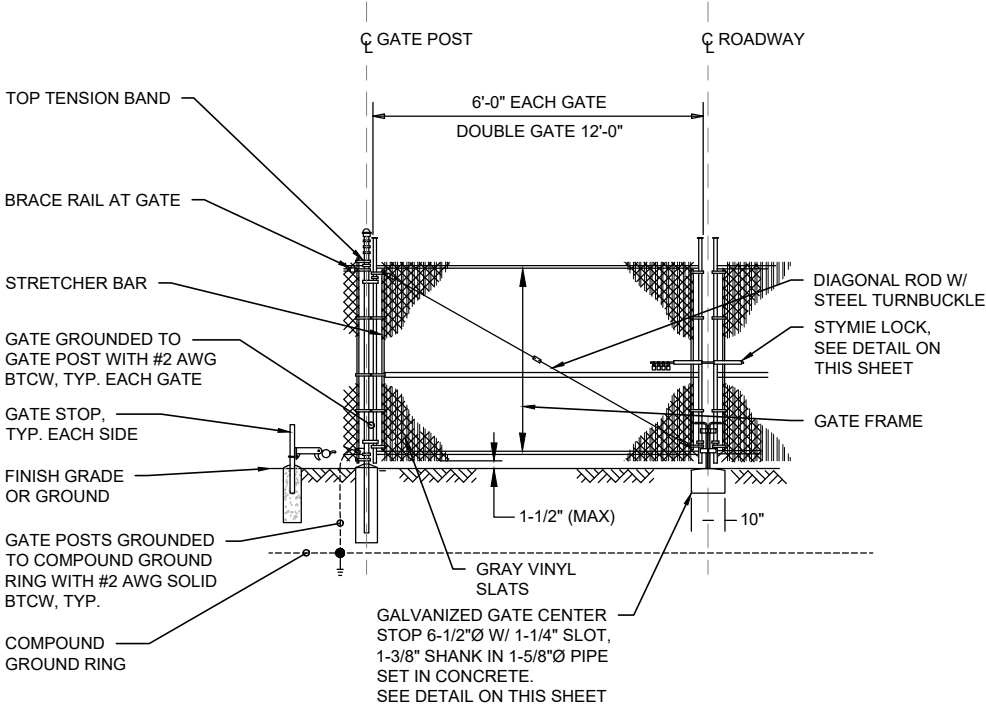
GATE STOP DETAIL  
NTS



WOVEN WIRE FENCE ①  
NTS



WOVEN WIRE CORNER, GATE, END, OR PULL POST ②  
NTS



WOVEN WIRE DOUBLE GATE ③  
NTS



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REVISIONS				
1	09/18/25	CAD	FENCE UPDATES	
0	08/29/25	CAD	ZONING ISSUE	
#	DATE	BY	DESCRIPTION	



SITE NAME	PEAR ORCHARD
FA NUMBER	16152927

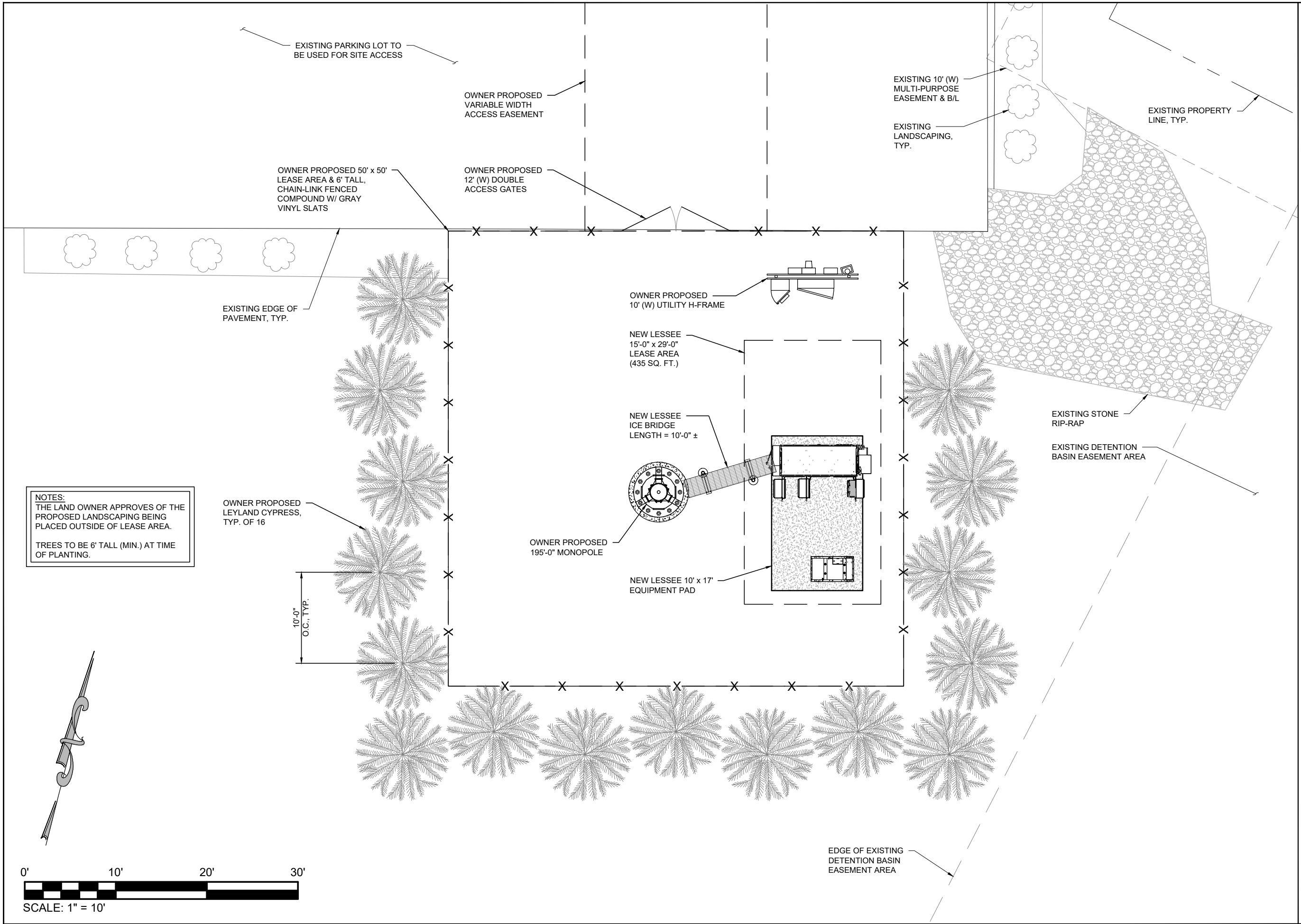



SITE NAME	PEAR ORCHARD
SITE NUMBER	US-KY-5244

SITE ADDRESS	1120 ALEX DRIVE ELIZABETHTOWN, KY 42701
SITE TYPE	RAWLAND

SHEET TITLE	SITE DETAILS
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SHEET NUMBER	REVISION
C-307	1






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REVISIONS			
1	09/18/25	CAD	FENCE UPDATES
0	08/29/25	CAD	ZONING ISSUE
#	DATE	BY	DESCRIPTION



SITE NAME  
PEAR ORCHARD

FA NUMBER  
16152927



SITE NAME  
PEAR ORCHARD

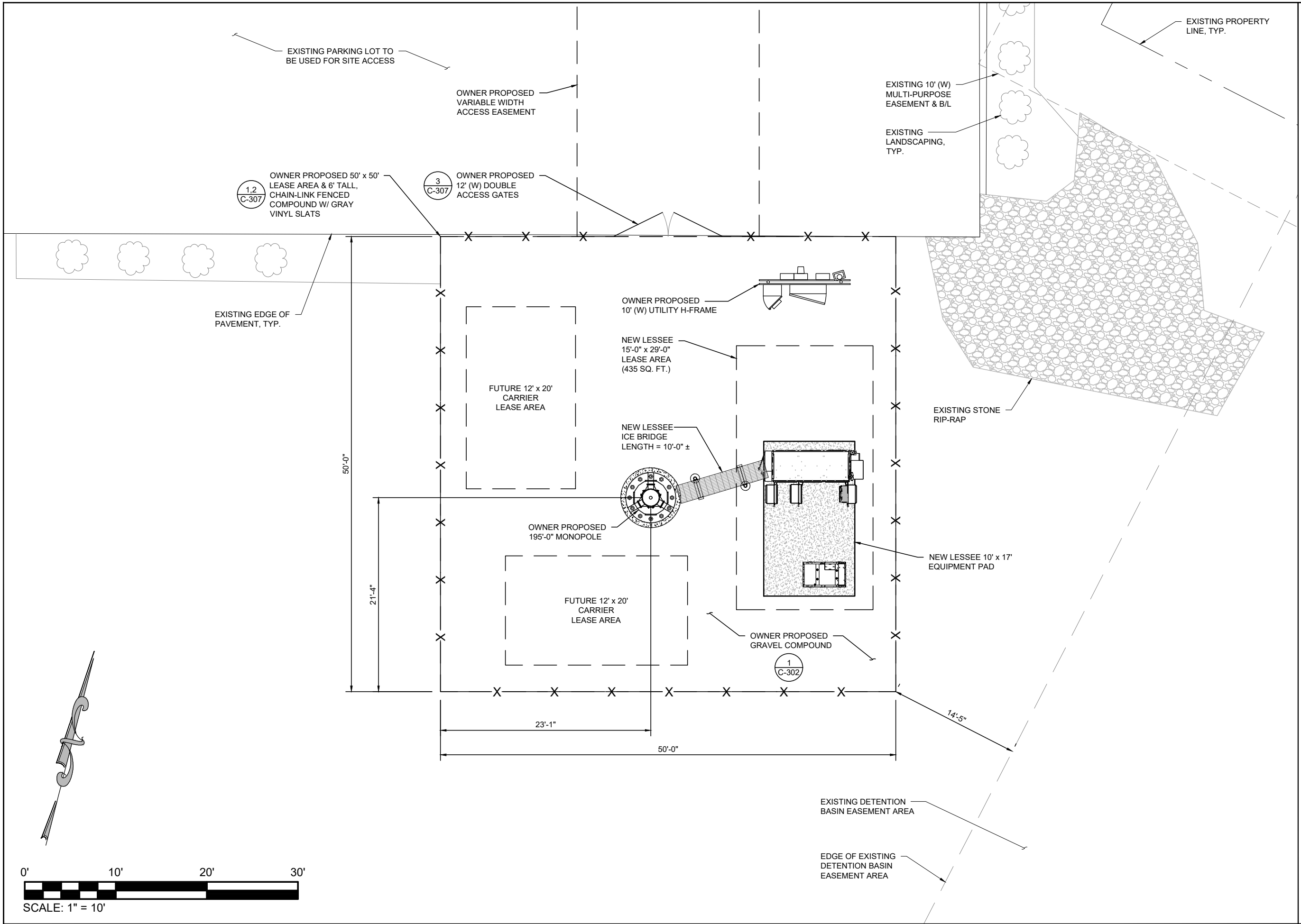
SITE NUMBER  
US-KY-5244


SITE ADDRESS  
1120 ALEX DRIVE  
ELIZABETHTOWN, KY 42701

SITE TYPE  
RAWLAND

SHEET TITLE  
LANDSCAPING PLAN

SHEET NUMBER L-101	REVISION 1
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DRAWN BY	CAD
CHECKED BY	CTD

REVISIONS			
#	DATE	BY	DESCRIPTION
1	09/18/25	CAD	FENCE UPDATES
0	08/29/25	CAD	ZONING ISSUE



SITE NAME  
PEAR ORCHARD

FA NUMBER  
16152927



SITE NAME  
PEAR ORCHARD

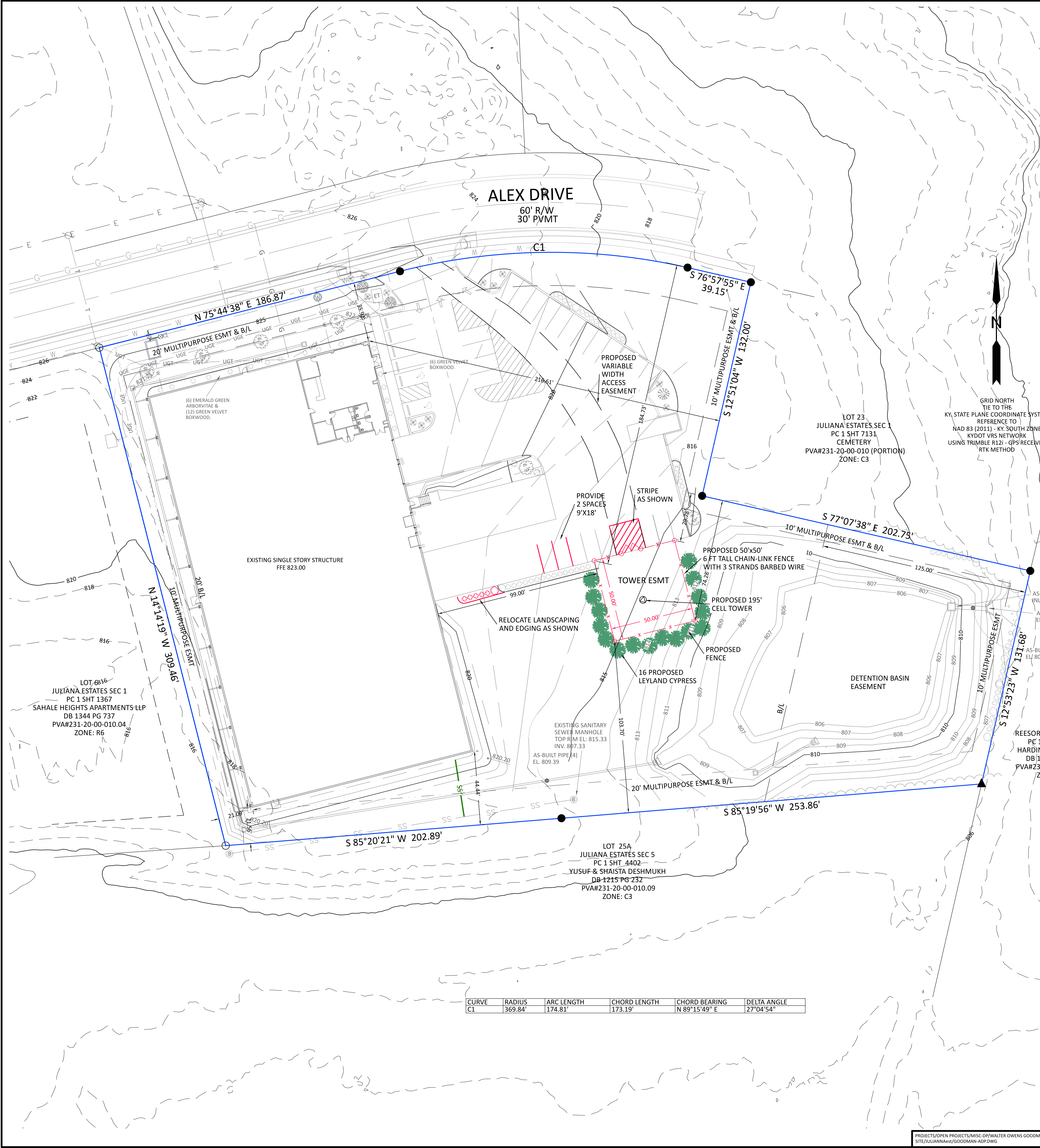
SITE NUMBER  
US-KY-5244

SITE ADDRESS  
1120 ALEX DRIVE  
ELIZABETHTOWN, KY 42701

SITE TYPE  
RAWLAND

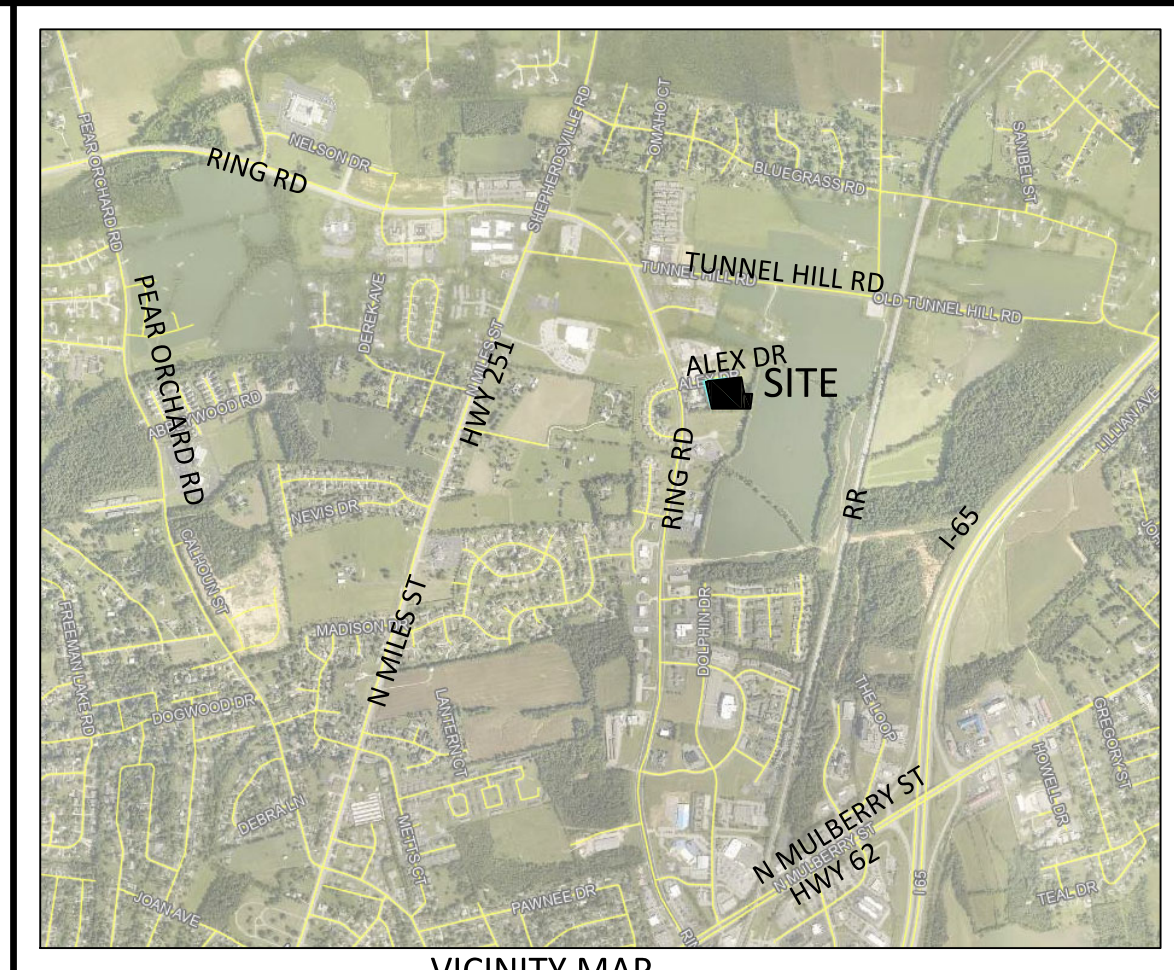
SHEET TITLE  
SITE LAYOUT PLAN

SHEET NUMBER C-102	REVISION 1
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**LEGEND**

- INDICATES PROPERTY CORNER
- MULTIPURPOSE EASEMENT (ESMT)
- BUILDING SETBACK LINE (B/L)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD ELECTRIC, COMMUTATION & TELEPHONE LINES
- EXISTING GAS LINE
- ⊗ EXISTING FIRE HYDRANT ISOLATION VALVE
- ⊗ EXISTING SANITARY SEWER MANHOLE
- ⊗ EXISTING GAS GATE VALVE
- ⊗ EXISTING WATER GATE VALVE
- ⊗ EXISTING WATER METER
- ⊗ EXISTING UTILITY POLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ WATER GATE VALVE
- ⊗ FIRE HYDRANT W/ISOLATION VALVE
- ⊗ GAS METER
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC TRANSFORMER
- ⊗ STORM SEWER CATCH BASIN
- UNDERGROUND (1) 3" PVC-NOLIN RECC ELECTRIC
- UNDERGROUND COMMUNICATION
- (1) 2" PVC-WINDSTREAM & (1) 2" PVC-VERZON SERVICE LINE.
- 6" PVC SDR-35 SANITARY SEWER LINE
- GAS LINE CONDUIT
- STORM LINE
- 3/4" HDPE WATER SERVICE
- & 6" PVC C-900 DR18 FIRE PROTECTION WATER



**FLOOD HAZARD AREA NOTE**  
AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE AUGUST 16, 2007, SPECIFICALLY MAP NUMBER 21093C0302D, THE PROPERTY SHOWN ON THIS PLAT IS SHOWN TO BE WITHIN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 100 YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD) OR THE 500 YEAR FLOODPLAIN (0.2% ANNUAL CHANCE FLOOD). FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.

**COMMISSION'S CERTIFICATION**  
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN MEETS THE REQUIREMENTS SET BY THE CITY OF ELIZABETHTOWN & IS APPROVED.

COMMISSION CHAIR OR DEPT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATION**  
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNERS OF THE PROPERTY SHOWN HEREIN. DO ADOPT THIS AS MY (OUR) DEVELOPMENT FOR THE PROPERTY AND AGREE TO COMPLETE ALL SITE IMPROVEMENTS SHOWN HEREON IN THEIR ENTIRETY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY TO USE AND OCCUPY THE BUILDING(S) AND PROPERTY. I (WE) FURTHER ASSURE AND UNDERSTAND THAT THE BUILDING AND PREMISES, INCLUDING ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A PROPER MANNER.

WALTER OWENS FOR OWENS FAMILY LLC \_\_\_\_\_ DATE \_\_\_\_\_

**SITE SUMMARY**  
(NOT CONSTRUCTION QUANTITIES)  
1. SITE AREA: 139,162 SF  
2. ZONING: C3  
3. USE: RETAIL/BUILDING SUPPLY SALES  
4. BUILDING COVERAGE: 35,032 SF=25.2%  
5. FLOOR AREA: 35,032 SF (SINGLE STORY)  
6. PAVED AREA: 25,395 SF=18.2%  
7. SIDEWALKS+STOOPS= 712 SF= 0.5 %  
8. PARKING SPACES: SPECIALTY RETAIL  
1 SPACE/600 SF. 35,032/600 = 58 PARKING REQUIRED  
30 PARKING PROVIDED

9. OPEN SPACE: 78,023 SF= 56.1%  
10. NUMBER OF DWELING UNITS: 0  
11. BUILDING HEIGHT: 40'  
12. LANDSCAPE CATEGORIES: 2.8.9.8  
13. SIGN CATEGORY: 2.8.9.6  
14. I.S.R. = 0.439  
15. LOT CRITERIA: 2.8.9.5  
16. PERIMETER LANDSCAPE CATEGORY: C

NO CHANGE RESULTANT FROM THIS AMENDMENT

**PARKING NOTE**  
A PARKING WAIVER WAS GRANTED (IN 20237)

**AMENDMENT NOTE**  
A CELL TOWER IS PROPOSED HEREON. 2 PARKING PLACES AND LANDSCAPING ARE RELOCATED AS A RESULT OF THIS ADDITION.

**STORMWATER DEPARTMENT CERTIFICATION**  
I DO HEREBY CERTIFY THAT THE APPROPRIATE STORMWATER PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

STORMWATER MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**IMPROVEMENT CERTIFICATION**  
I DO HEREBY CERTIFY THAT THE APPROPRIATE UTILITY PLANS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THIS OFFICE AND ARE APPROVED.

HCWD#2 \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	369.84'	174.81'	173.19'	N 89°15'49" E	27°04'54"

**OWNER/DEVELOPER:**  
OWENS FAMILY LLC  
PO BOX 1714  
COLUMBIA KY 42728-6714

**ENGINEER/SURVEYOR:**  
ENGINEERING DESIGN GROUP, INC  
315 SOUTH MULBERRY ST  
P.O. BOX 2484  
ELIZABETHTOWN, KY. 42702-2484  
(270) 769-1436 (270) 765-9908 FAX

PVA# 231-20-00-010.10 DB 1552 PG 795  
PC 1 SHT 7230 LOT 10A

**Engineering Design Group, Inc.**  
EDG  
LAND SURVEYING • CIVIL DESIGN • ENGINEERING

DATE: AUGUST 8, 2025 SCALE: 1" = 30'

# AMENDED DEVELOPMENT PLAN OF GOODMAN

1110 ALEX DRIVE  
ELIZABETHTOWN, KENTUCKY